



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
SEPTEMBER 19, 2023, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
SEPTEMBER 19, 2023, 05:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Board of Zoning Appeals (BZA), with public hearing. Public comment will be heard on any matters related to the agenda items being considered at the meeting. Items for consideration are listed below and plans for agenda items are available on the city website, citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the minutes of the Board of Zoning Appeals held August 15, 2023.

Attachment: [Minutes - BZA August 15 2023.pdf](#)

III. Old Business

A. The application of Mike & Shandra O'Keefe, 0815-2, 627 Royal Oaks Place, for conditional use approval for a swimming pool and a variance approval for a portion of the pool outside of the building envelope. The application has been denied for the following reason:

Attachment: [627 Royal Oaks Place - Map.pdf](#)

Attachment: [O Keefe Concept Design Set - To BZA.pdf](#)

Attachment: [Survey.pdf](#)

Attachment: [Plot Plan.pdf](#)

Attachment: [SITE PLAN VARIANCE - STAFF REVIEW.pdf](#)

Attachment: [Application paid.pdf](#)

Attachment: [Houston and Hays Estes - Letter in Support of Okeefe Variance - 08.15.2023_1.pdf](#)

Attachment: [627 Royal Oaks Place Staff Report.pdf](#)

1. Swimming pools require BZA approval as a Conditional Use and the Variance request was not due to a hardship.

IV. New Business

A. The application of Bryan Paylor, 091923-1, 436 Lynwood Boulevard, for Conditional Use approval for a swimming pool. The application has been denied for the following reason:

Attachment: [23-0120 436Lynwood Civil Plan Rev1.pdf](#)

Attachment: [436 LYNWOOD BLVD - MAP.pdf](#)

Attachment: [436 LYNWOOD BLVD - AERIAL.pdf](#)

Attachment: [23-0120 436Lynwood Civil Plan Rev1 STAFF REVIEW.pdf](#)

Attachment: [436 LYNWOOD BLVD - COMPLETED APPLICATION.pdf](#)

Attachment: [Re 436 Lynwood Boulevard - Pool images.pdf](#)

Attachment: [436 LYNWOOD BLVD - STAFF REPORT.pdf](#)

1. Swimming pools require BZA approval.

B. The application of Belle Meade Condominiums Homeowners Association, 091923-2, 715 Belle Meade Boulevard, for Conditional Use approval for resurfacing of the existing parking lot for a multifamily house development. The application has been denied for the following reason:

Attachment: [BZA submittal - 715 Belle Meade Blvd.pdf](#)

Attachment: [715 Belle Meade Boulevard Map.pdf](#)

Attachment: [715 Belle Meade Boulevard Aerial.pdf](#)

Attachment: [715 Belle Meade Blvd Site Plan - STAFF REVIEW.pdf](#)

Attachment: [Application paid.pdf](#)

Attachment: [715 Belle Meade Boulevard STAFF REPORT.pdf](#)

1. The proposed parking improvements require BZA approval.

C. The application of Caldwell Lucas. 091923-3, 3912 Trimble Road, for Conditional Use approval for a revised swimming pool design. The application has been denied for the following reason:

Attachment: [Lucas 2023-08-04 - Site Plan.pdf](#)

Attachment: [3912 Trimble Rd Map.pdf](#)

Attachment: [3912 Trimble Rd Aerial.pdf](#)

Attachment: [3912 Trimble Rd Staff Review.pdf](#)

Attachment: [Pool Deisgn Approved March 2023 by BZA.pdf](#)

Attachment: [Application Paid.pdf](#)

Attachment: [3912 Trimble Rd Staff Report.pdf](#)

1. Swimming pools require BZA approval.

V. Other Business: None Scheduled

VI. Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held October 17, 2023 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
AUGUST 15, 2023, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

The meeting was called to order by Chairman Joe Dughman at 5:00 p.m.

Board Members Present

Chairman Joe Dughman
Vice Chairman Pete Zabaski
Chris Tardio
Charlie Atwood

Staff Members Present

City Manager Jennifer Moody
Planning Director Mary Samaniego
City Recorder Rusty Terry
Building Consultant Andrew Pieri
City Attorney Doug Berry

Approval of Minutes

The minutes of the Board of Zoning Appeals held July 11, 2023

Motion to approve: Zabaski Second: Tardio Vote: All aye

Old Business - None Scheduled

New Business

The application of William Jake Griffin, 0815-1, 903 Lynwood Blvd., for a special exception for fencing to enclose the deck & steps off of the left back corner for safety of children and dog. The application has been denied for the following reason:

The fence is in other than approved location.

Presentation: Jake Griffin, Homeowner and Resident presented plans for the location of fencing.

A period of questions from the board and answers from Griffin ensued following the presentation; there was concern over the exact location of the connection of the fence to the home, this was explained, and a photo was supplied by Vice-Chairman Zabaski to aid in showing the location.

Public Comment Opened

No Public Comment

Public Comment Closed

A brief board discussion ensued regarding the location of the fencing.

Motion to approve as submitted: Zabaski Second: Atwood Vote:
All aye

The application of Mike & Shandra O'Keefe, 0815-2, 627 Royal Oaks Place, for conditional use for a swimming pool. The application has been denied for the following reason:

Swimming pools require BZA approval

Presentation: Jason Brownlee, of J. Brownlee Design, landscape designer for the O'Keefe's, reviewed the plans submitted for the pool at 627 Royal Oaks Place.

Chairman Dughman requested Building Consultant Andrew Pieri to show location of the pool on submitted designs; Pieri reviewed location and other factors regarding drainage issues which will be improved during the process.

A discussion on the building envelope and setbacks, with questions of Brownlee followed. Brownlee stated that the pool does go outside of the building envelope.

Following the discussion with Brownlee, Board Member Tardio asked City Attorney Doug Berry if the fact that the pool was out of the building envelope changed how the board should consider the request.

Berry said that a conditional use request makes the assumption that the pool is within the building envelope, noting that Brownlee had made a good case for a variance, but it was not submitted or advertised to the public as a variance stating it would need to be re-noticed.

Zabaski stated that in coming back to the board that he would like to see the setbacks drawn so that the board could see what is in the setbacks and what is outside the setbacks.

Motion to defer up to 60 days: Zabaski Second: Atwood Vote:
All aye

The application of Joel Lyons, 0815-3, 105 Bellevue Drive South for a variance to exceed the percentage of the house allowed for a low pitched roof. The application has been denied for the following reason:

The request is not due to a hardship

Presentation: Preston Shea, P. Shea Designs, for Joel Lyons provided details using submitted materials, explaining the reason for the low pitch roof was to keep the home design in keeping with the Greek Revival style of the home. Shea noted that the Zoning guidelines and the Historic Zoning Commissions guidelines do not align.

- Atwood: The hardship is that the decision of the Historic Zoning Commission is not consistent with the zoning code. Is that the position?
- Shea: Yes, we cannot meet the two codes at the same time.
- City Attorney Berry: Stated he had turned in a brief earlier that day to

the Court of Appeals on this subject of when a later enacted, more specific zoning ordinance provision preempts or impliedly preempts a more general ordinance and urged the board to grant the relief. Noting that he believed it was more of an administrative interpretation rather than a variance but he sees no prejudice to the public or anyone that it is written as a variance.

A discussion with Shea followed regarding the property and design of the home.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Zabaski

A letter from Al and Laura Rhodes, residents at 101 Bellevue Drive South and the items it addressed were noted by Chairman Dughman who stated that the board had no control over water issues, and the issues with the issues regarding construction and vehicles would need to be addressed by the inspector; he did state he assumed they had taken the issue of height and lot lines into consideration and had been addressed properly. The letter will become part of the record.

Vote: All aye

The request of Richard Wilson, 0815-4, 4406 Chickering Lane for 1. Variance for grade change within the building envelope; 2. Variance for grade change outside of building envelope; 3. Variance for retaining wall height; 4. Variance to exceed allowable low slope roof area; 5. Special Exception for 8 garage parking space. The requests have been denied for the following reasons:

Presentation: Marcus DiPietro, Architect, presenting for the Wilsons stated the way they think about the request is in two parts, 1, there is a hardship due to the steep slope so there are retaining walls exceeding the allowable and second is the special exception for exceeding the 5 allowable garage spaces and addition to the low slope roof of the entire property.

DiPietro, using submitted plans, went over the issues, explaining the proposed additions and changes and reasons for variance and special exception requests. DiPietro noted that the existing home on the property is 100 years old.

Vice Chairman Zabaski stated that he felt that the board should take one item at a time.

A discussion ensued regarding the requests and the plans in which the board asked for more detail on the requests from DiPietro, which he provided; Kyle

Smith and Lisa Fitts with Daigh Rick Landscape Architects assisted Pietro with questions regarding the retaining walls.

The board reviewed each item with DiPietro, Smith and Fitts.

Public Comment Opened

Cecile Gideon, resident at 4400 Chickering Lane, stated that the lot was so heavily wooded, the proposed garage, which would be closest to her property, would not be seen and that the plans were an improvement over the existing residence.

Public Comment Closed

Board Discussion

Atwood stated that he would abstain from voting as he needed to walk the property to see what the requests were.

Vice-Chairman Zabaski stated he had been there, and did not have an issue with the plans, and felt the garage request met the requirements for a special exception.

Tardio stated that the intent of the code was that larger lots contemplate more parking spots, how to best apply he was not sure but felt that was the intent behind it. Tardio also asked DiPietro the purpose of the accessory building.

DiPietro stated it would be used for social events, the lower level would be the garages.

Tardio moved to take each item individually.

The grade change within the building envelope is +5' over allowable

Motion to approve as submitted: Zabaski Second: Tardio Vote:
Dughman, Zabaski, Tardio - Aye, Atwood - Abstain

The grade change outside of building envelope (non-buffer zone) of up to 6' is +3' over allowable

Retaining wall height up to 12' within building envelope. (9' retaining plus 3')

The two grade change requests were considered together

Motion to approve as submitted: Zabaski Second: Tardio Vote: Dughman,
Zabaski, Tardio - Aye, Atwood - Abstain

The request will exceed the allowable low slope roof area by 4%

Tardio asked the reason for the request.

DiPietro stated the property was already non-conforming in the slope, this request would keep the property cohesive, and would not be seen from the

street or the side neighbor.

Motion to approve as submitted: Zabaski Second: Tardio Vote:
Dughman, Zabaski, Tardio - Aye, Atwood - Abstain

The maximum number of garage space is five (5).

Vice-Chairman Zabaski stated that the code is confusing.

Motion to approve as submitted: Zabaski Second: Tardio

Tardio stated that he believed the request met the overall intent of the code.

Chairman Dughman stated that he believed the code was conflicting.

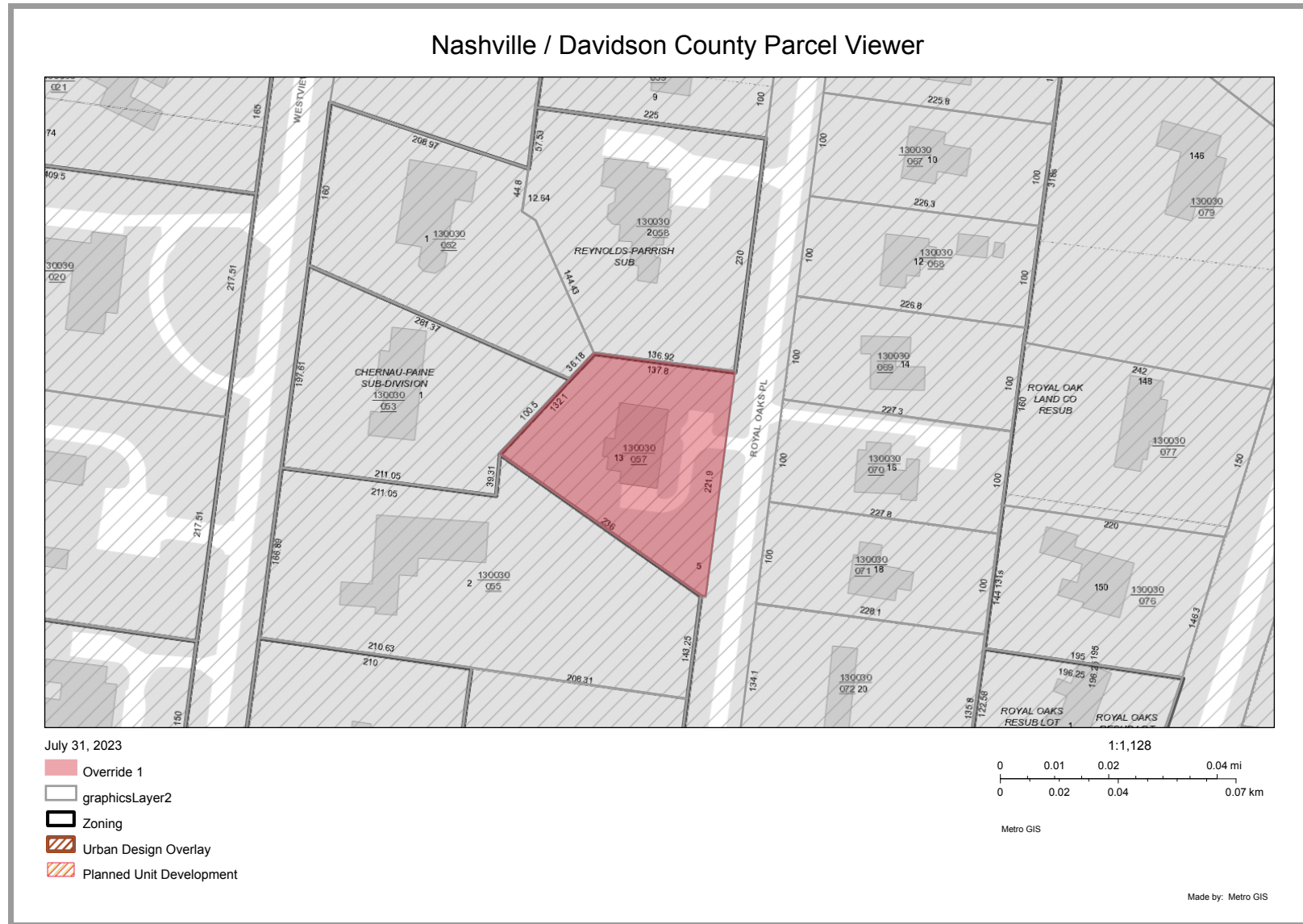
Vote: Dughman, Zabaski, Tardio - Aye Atwood - Abstain

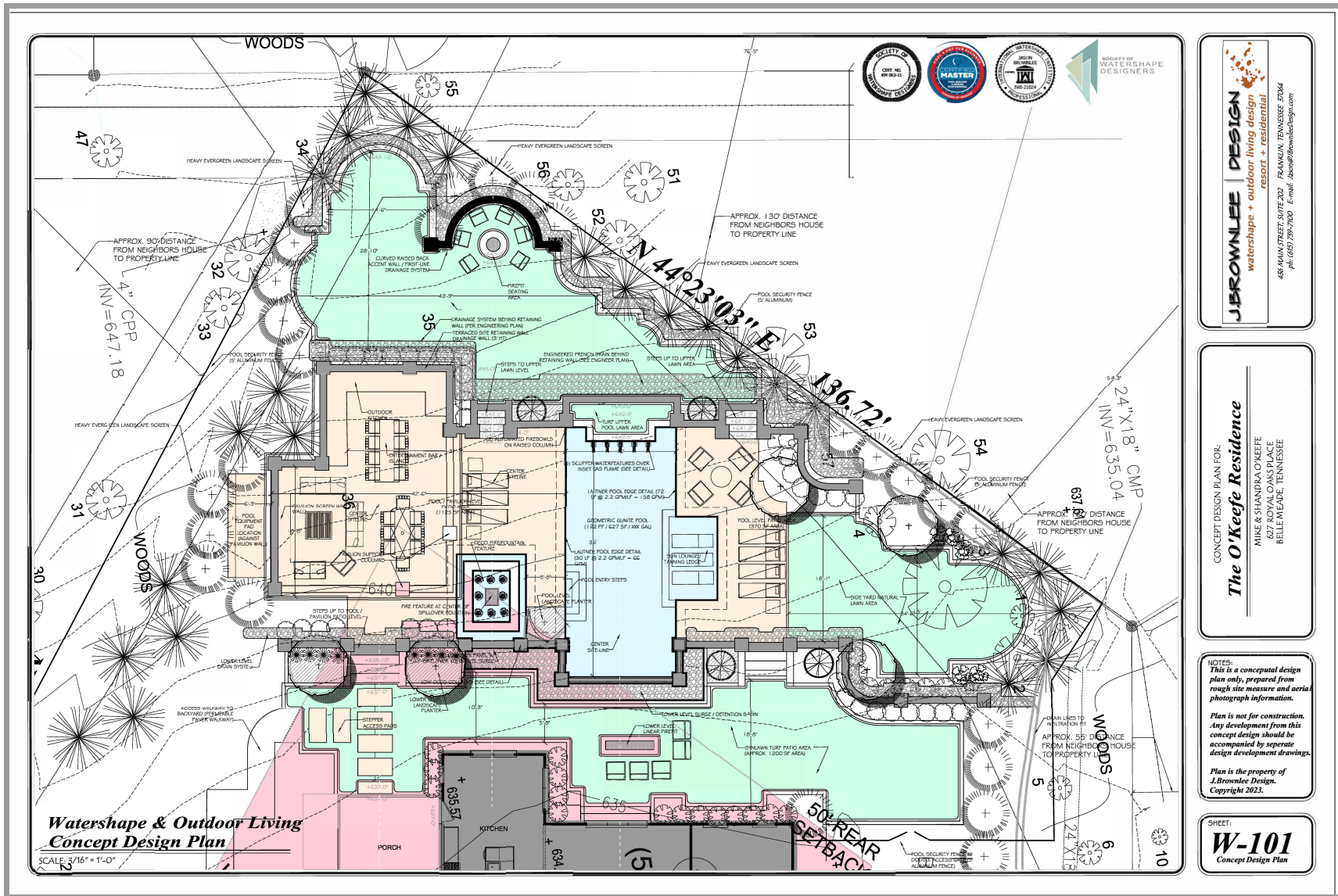
Other Business: None Scheduled

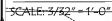
The meeting adjourned at 5:19 p.m.

Chairman Joe Dughman

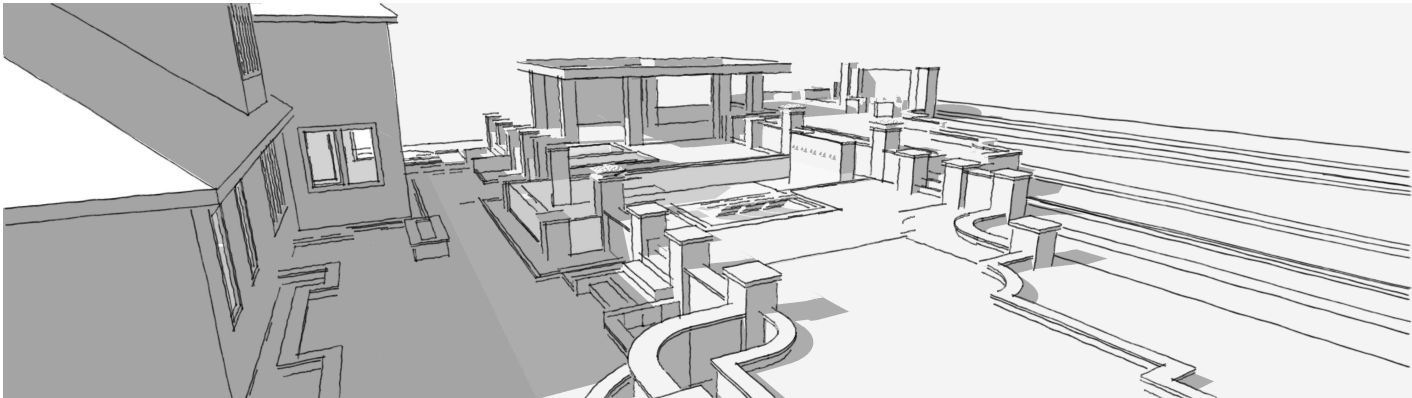
City Recorder Rusty Terry



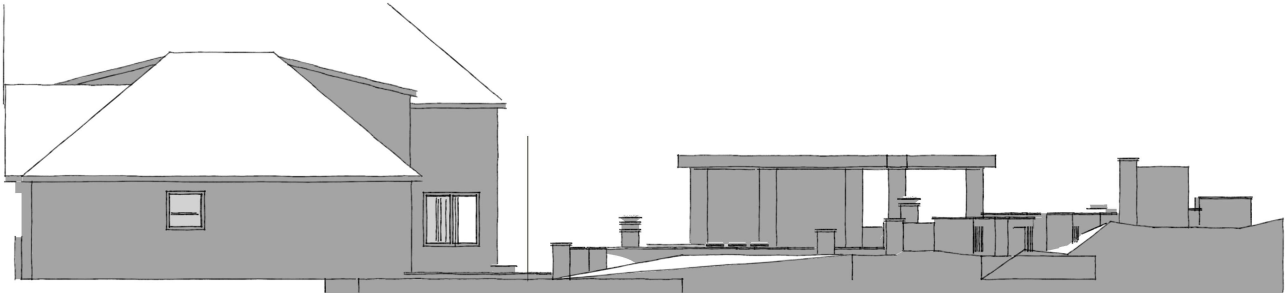




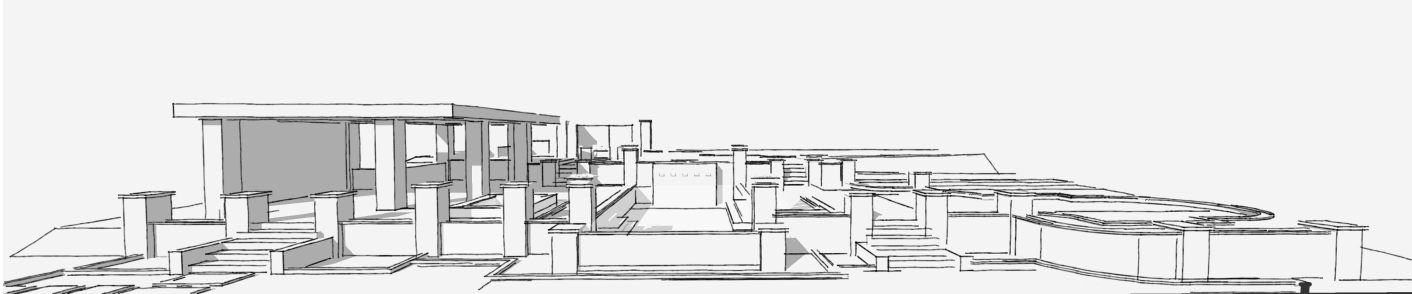
SHEET:
W-102
Concept Design Plan



PERSPECTIVE VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE



RIGHT SIDE VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE



FRONT VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE

J. BROWNLEE DESIGN
watershape + outdoor living design
resort + residential
542 MAIN STREET, SUITE 202
FRANKLIN, TENNESSEE 37064
PHONE: 615.261.1000
E-mail: jbrownlee@jbrownleedesign.com

DESIGN DEVELOPMENT DOCUMENTS FOR:
The O'Keefe Residence

MIKE & SHANDRA O'KEEFE
627 ROYAL OAKS PLACE
RELLE MEADE, TENNESSEE

NOTES:

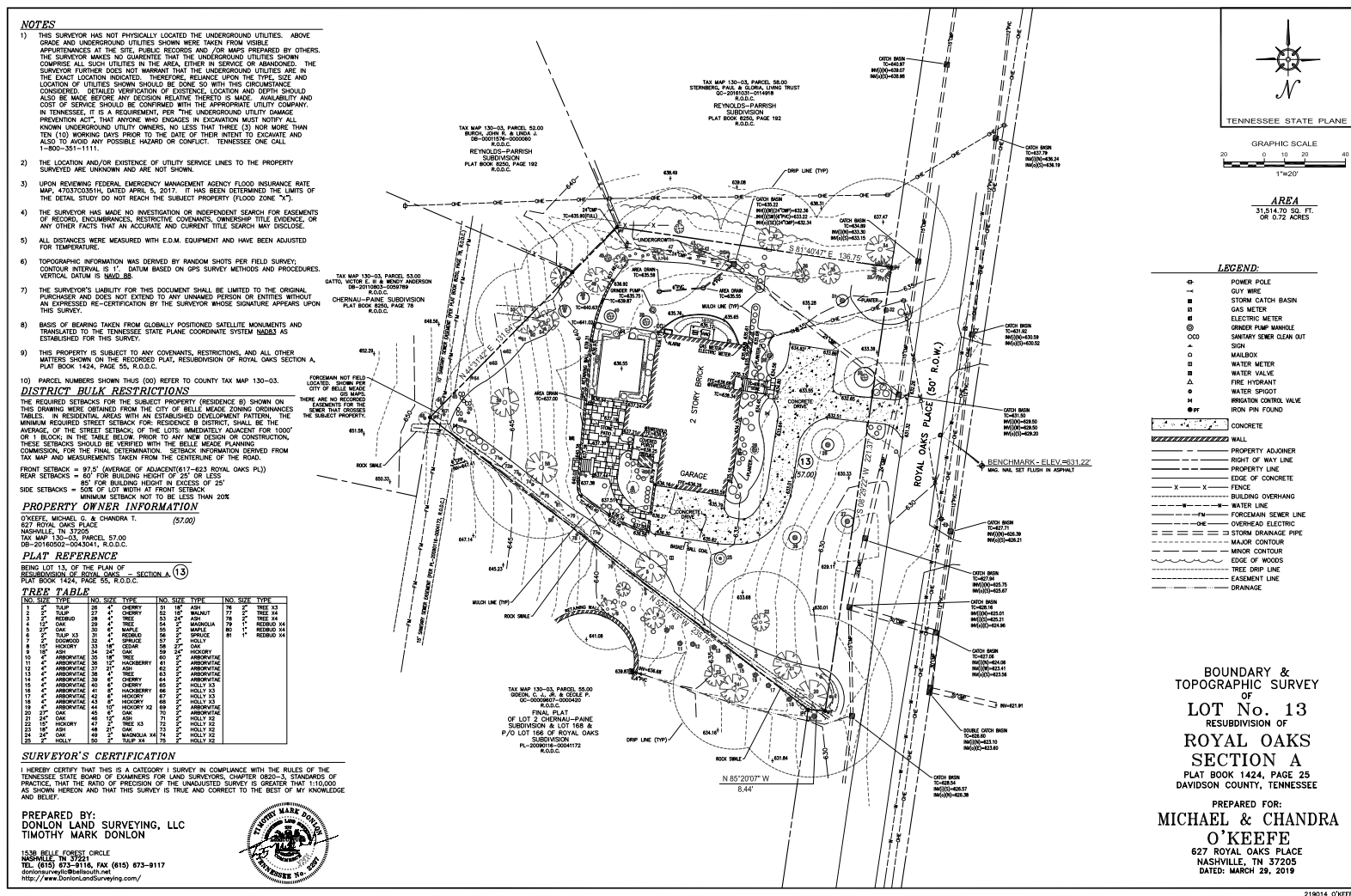
This is a conceptual design plan only, prepared from rough site measure and aerial photograph information.

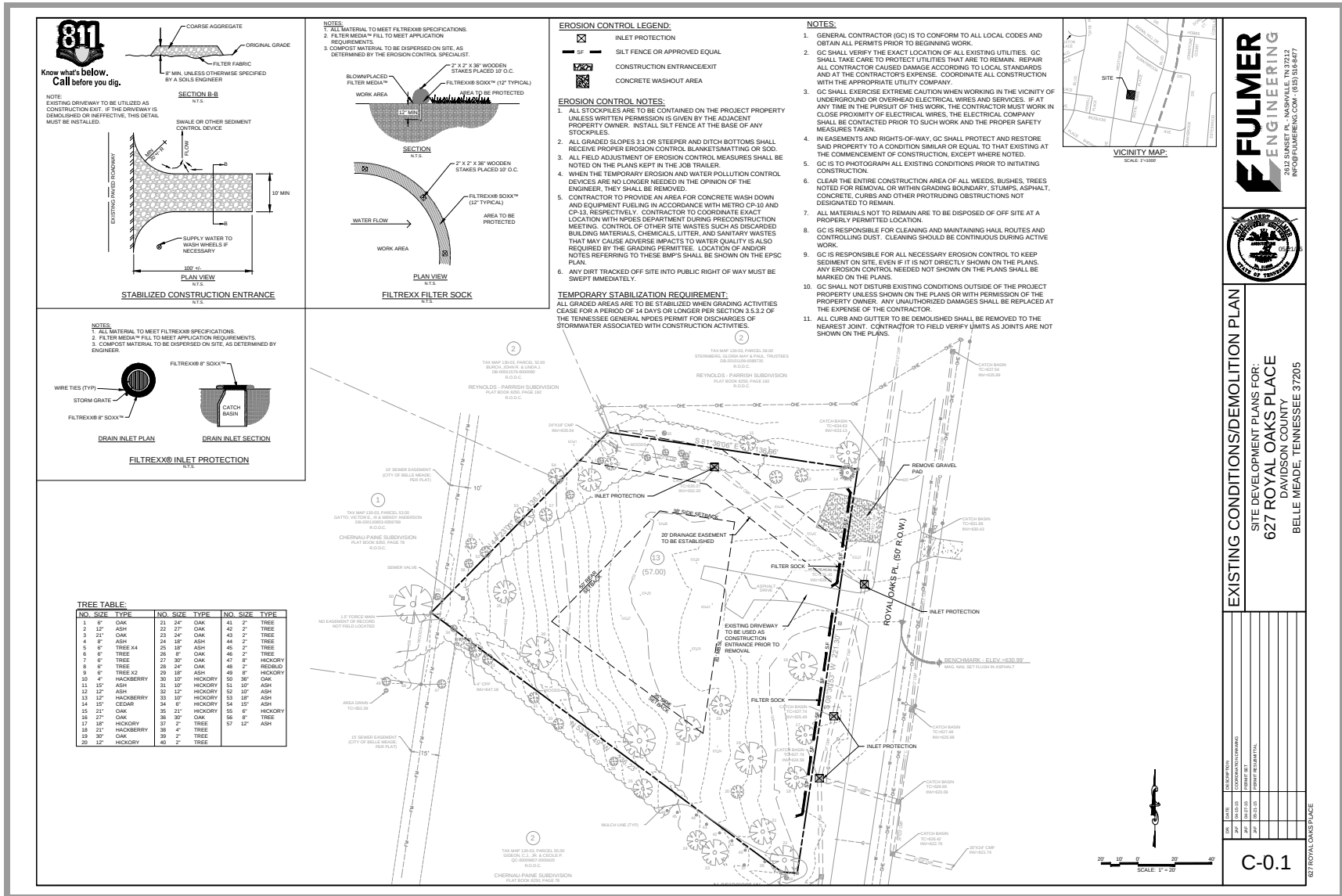
Plan is not for construction. Any development from this concept design should be accompanied by separate design development drawings.

Plan is the property of J. Brownlee Design. Copyright 2023.

SHEET:

W-103
Pool, Spa & Outdoor Living
Design Perspectives



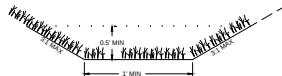


NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL MEET THE CRITERIA OF THE GEOTECHNICAL REPORT AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER

TEMPORARY STABILIZATION REQUIREMENT:

ALL GRADED AREAS ARE TO BE STABILIZED WHEN GRADING ACTIVITIES CEASE FOR A PERIOD OF 14 DAYS OR LONGER PER SECTION 3.5.3.2 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.



GRASS SWALE SECTION

SEEDING AND SODDING SPECIFICATIONS:

TEMPORARY SEEDING, PERMANENT SEEDING AND SODDING SHALL BE PERFORMED IN ACCORDANCE WITH TREE EROSION AND SEDIMENT CONTROL HANDBOOK (http://trngsc.org/TreeErosionAndSedimentControlHandbook.pdf) CHAPTER 7. ENSURE PROPER ZONE AND SEASON ARE UTILIZED WHEN REFERRING TO ALL DESIGN CHARTS.

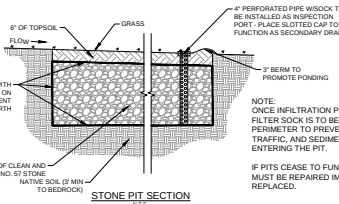


Know what's below.
Call before you dig.

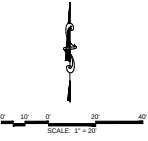
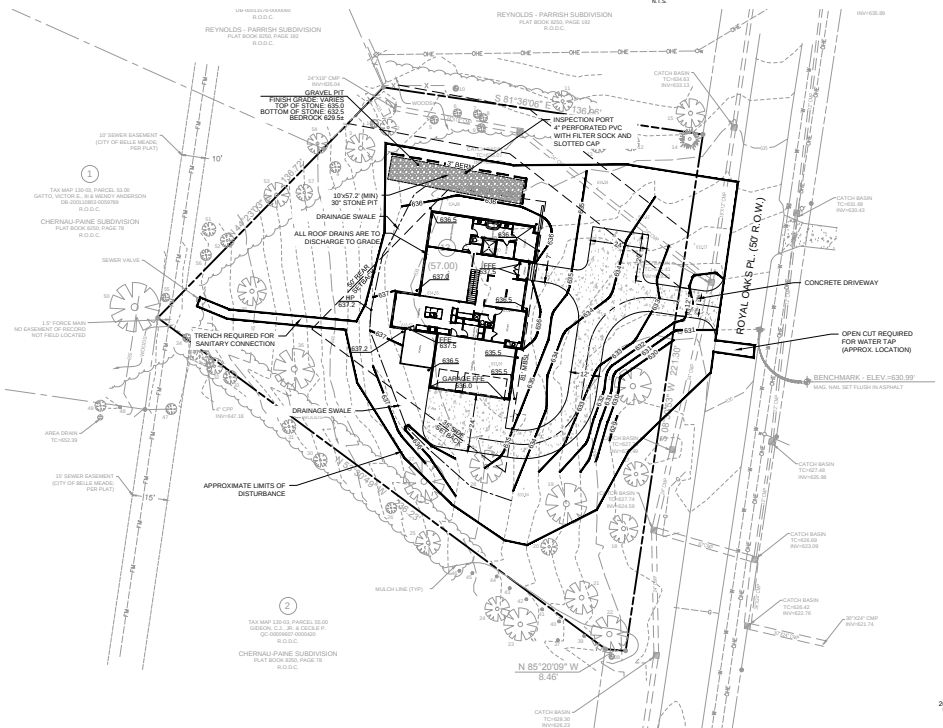
- NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
 14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
 15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
 16. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 17. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.
 18. FILTER SOCK (OR EQUAL) IS TO BE INSTALLED ALONG THE PERIMETER OF ALL PERVIOUS PAVEMENT AND/OR INFILTRATION TRENCHES UNTIL THE SITE IS COMPLETELY STABILIZED IN ORDER TO KEEP THE SEDIMENT FROM ENTERING THE PAVED AREA.
 19. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON ANY PERVIOUS PAVEMENT UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY VEHICLES.
 20. COORDINATION WITH THE PUBLIC WORKS DEPARTMENT IS REQUIRED FOR THE CONNECTION TO THE SANITARY SEWER AND ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.

CONSTRUCTION SEQUENCE:

1. PERIMETER EROSION CONTROL TO BE INSTALLED.
2. BUILDING FOUNDATION TO BE PREPARED FOR FOOTING INSTALLATION.
3. FOOTINGS TO BE INSTALLED.
4. TREES REQUIRING REMOVAL TO BE REMOVED.
5. RESIDENTIAL STRUCTURE TO BE CONSTRUCTED.
6. UTILITIES TO BE INSTALLED.
7. EXISTING PAVEMENT TO BE REMOVED.
8. STONE PITS TO BE INSTALLED.
9. PROPOSED PAVEMENT TO BE INSTALLED.
10. FINAL LANDSCAPING AND STABILIZATION TO OCCUR.
11. EROSION CONTROL TO BE REMOVED.



NOTE:
ONCE INFILTRATION PITS HAVE BEEN EXCAVATED, FILTER SOCK IS TO BE PLACED ALONG THE PERIMETER TO PREVENT HEAVY EQUIPMENT, TRAFFIC, AND SEDIMENT FROM TRAVELING ON OR ENTERING THE PIT.
IF PITS CEASE TO FUNCTION PROPERLY, THEY MUST BE REPAIRED IMMEDIATELY OR COMPLETELY REPLACED.



SITE DATA

ADDRESS: 627 ROYAL OAKS PLACE
PARCEL ID: 13003007400
ZONING: RESIDENCE "B" - CITY OF BELLE MEADE
PARCEL ACRES: 0.74 ACRES / 32,122 SF
IMPERVIOUS AREA: 0.084 ACRES (3,644 SF - 11%) - EXISTING
0.152 ACRES (6,646 SF - 21%) - PROPOSED
FEMA MAP: 47037C0326F, DATED 4/20/2001
DISTURBANCE AREA: 0.47 ACRES ±



SITE/GRADING/FINAL EC PLAN
SITE DEVELOPMENT PLANS FOR:
627 ROYAL OAKS PLACE
DAVIDSON COUNTY
BELLE MEADE, TENNESSEE 37205

NO.	DATE	DESCRIPTION
1	01-15-20	CONCEPT SITE PLAN
2	02-10-20	PERMIT SET
3	03-10-20	PERMIT REVISIONS
4	04-10-20	PERMIT REVISIONS
5	05-10-20	PERMIT REVISIONS
6	06-10-20	PERMIT REVISIONS
7	07-10-20	PERMIT REVISIONS
8	08-10-20	PERMIT REVISIONS
9	09-10-20	PERMIT REVISIONS
10	10-10-20	PERMIT REVISIONS

C-1.1

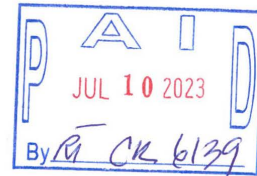
627 ROYAL OAKS PLACE





\$600.00

**CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS**



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # 0815-2

APPEAL FEE: 600.00

APPLICANT (Owner's Name) MIKE & SHANDRA O'KEEFE / PHONE # 615-739-7100
D. BROWNLEE DESIGN

APPLICANT EMAIL ADDRESS JASON@DBROWNLEEDESIGN.COM

PROPERTY ADDRESS: 627 ROYAL OAKS PL. BELLE MEADE

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR APPEAL – Be Specific MITIGATE DRAINAGE / STORM EVENT ISSUES;
CONSTRUCT POOL / HARDSCAPE, ACCESSORY USE STRUCTURE, RET. WALLS,
NEW DRAINAGE; EXCEED CURRENT BUILDING ENVELOPE (FLOODING ISSUES)

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

*FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSABLE OR NOT. DOES NOT INCLUDE BASEMENTS OR GARAGE UNDER HOUSE.

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT: {32,121}	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	3855	3359	N/A	N/A	N/A
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =					
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof					
AREAS <6/12 Pitch 30%					

DRIVEWAY 12%	3855	3330			
DRIVEWAY IN FRONT YARD 22%					
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT	2570				
HARDSCAPE + POOL 8%	2570		2455	+ 2455	N/A
POOL 2% OF LOT TOTAL	642	0	625	+ 625	N/A
***ACCESSORY AREA					

*** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%

Continued on the next page

City of Belle Meade
Application for Board of Zoning Appeals
Page Two

Complete Check List

- ☒ Plot plan 1 inch = 30 feet "Show Magnetic North" ☒ Show proposed structure shaded with setbacks (building envelope)
☒ Show neighbor's house & measurements to it ☒ Show all detached structures with elevations
☒ Landscape design ☒ Survey of lot, lot square feet with contours, average natural grade
☒ Building envelope highlighted ☒ Show all elevations, existing grade, finished grade, FFE's
☒ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation.
☒ Submittal, along with appeal fee 15 days prior to the third Tuesday of the month.
***MANDATORY** - Clearly highlight the areas that will be discussed in a bright color on the plans. INITIAL HG

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

SHAPE OF LOT, TOPO - DRAINAGE ISSUES (13' SLOPING TO EXIS.
HOUSE), REAR PROPERTY LINES / BUILDING ENVELOPE

Was the condition from which relief is sought a result of action by the applicant? (i.e., self-imposed hardship such as: (converted existing garage to living space and now seeking a variance to construct a new garage in a required setback?)

NO - EXISTING TOPOGRAPHY OF ADJACENT PROPERTIES

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

BY USE OF COORDINATED EFFORTS AND A SURVEY OF EXISTING CONDITIONS,
WE WILL BEST PROMOTE HEALTH, SAFETY & GENERAL WELFARE
THROUGH GOOD DESIGN / BUILDING PRACTICE -

SIGNATURE: J. BROWNE DESIGN (Owner/Agent) DATE: JULY 10, 2023

Submit all information, plans & application via email PDF to: lpatterson@citybellemeade.org

BZA meets the third Tuesday of each month @ 5:00 p.m.
 Cut off for submittal is 15 days prior by 12:00 p.m., no exceptions.

Houston and Hays Estes
630 Royal Oaks Place
615.351.7951
Houston.estes@me.com

August 15, 2023

City of Belle Meade
Board of Zoning Appeals

Re: 627 Royal Oaks Place Variance Request

Dear Board Members:

We are neighbors to the O'Keefes (627 Royal Oaks Place) and are aware of the variance request before the Board tonight. Sadly, we are unable to attend the meeting. That said, we find the O'Keefes to be lovely people, responsible homeowners, and great Americans. We fully support their variance request and appreciate their willingness to address certain drainage issues that affect their home and our street. Additionally, we look forward to using their swimming pool at odd hours of the day and night.

All The Best

A handwritten signature in black ink, appearing to read "M. Houston Estes". The signature is fluid and cursive, with the first name "M." and last name "Estes" being the most legible parts.

M. Houston Estes

Staff Report

Agenda No.: III.1.
Case No.: 0815-2
Staff: Mary Samaniego, Planning Director
Applicant: Mike & Shandra O'Keefe
Request: Conditional Use approval for a swimming pool and a Variance approval for a portion the swimming pool outside of the building envelope
Location: 627 Royal Oaks Place

Summary:

The applicant on behalf of the property owners is requesting a Conditional Use approval for the construction of a swimming pool as well as a Variance for a portion of said swimming pool to be outside of the building envelope on the subject property. The existing single-family dwelling was constructed in 2016.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.74 acres (32,121 square feet).
2. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 642 square feet.
3. The proposed area of the water in the swimming pool is 625 square feet.
4. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 2,570 square feet.
5. The proposed area of the hardscape including the pool is 2,455 square feet.
6. The proposed swimming pool is significantly outside the established building envelope (see attached Staff Analysis of Site Plan).
7. The subject property is irregularly shaped (obtuse trapezoid) compared to the typical rectangular shaped lots in the surrounding area.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-202(1)(c):

1. such conditions and safeguards (specifically including, but not limited to, provisions for vegetative screening and/or lighting) as the board may require to protect the character of the community;

Upon site visit, staff noted an established vegetative buffer between the subject property and the adjoining properties on all sides. Additionally, the applicant is proposing the installation of trees and shrubs around the completed swimming pool that will provide extra screening from adjoining property owners.

2. a finding by the board that the same will not interfere substantially with the use and enjoyment of adjacent property by its owners and occupants; and,
It is staff's professional opinion that the criteria established within the Zoning Ordinance for the creation of building envelopes and subsequent requirement for pools to be placed within said building envelope adequately provides for substantial use and enjoyment of the adjoining property owners.

3. the approval by the board of the size, dimensions and location of the same, the following may be constructed or erected within the building envelope:

(D) Swimming pools, together with all mechanical equipment necessary to the operation of the same; provided that:

- (1) Every swimming pool shall be completely enclosed, either by the structural wall or walls of the dwelling to which it is an accessory, or by a fence or wall, not less than six feet (6') in height above the exterior adjoining grade, of the type required by the latest edition of the International Residential Code for one (1) and two (2) family dwellings which has been adopted by the City of Belle Meade.
- (2) Any opening in said enclosure shall be capable of being closed with lock and key and shall be kept so secured at all times, except when attended by the owner of the property or his authorized representative.
- (3) All pool lighting shall be located within the pool itself or no more than twenty-four inches (24") above ground level around the pool.

The property owner/applicant is required to illustrate compliance with this standard on the site plan and associated application at the time of building permitting.

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. The variance shall be granted that will not be a detriment to the public good;
The subject property was platted in 1948 (Lot 13, Section A, Resub Royal Oak). The irregular shape of the lot is an obtuse trapezoid that angles inward along the rear property line.
2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and

It is staff's professional opinion that the requirement for swimming pools to be placed within the building envelope was to ensure that use would not negatively affect adjoining properties. Typical negative affects of swimming pools include noise, drainage/stormwater runoff, and visibility. Most of the swimming pool is outside the building envelope with respect to the rear property line. The three properties along the rear property line are also irregularly shaped (see location map). Given the proposed placement of the swimming pool and the shapes and associated setbacks of the adjoining properties, the intent of providing adequate protection from negative effects detailed above are met.

3. The resulting home will not be out of harmony with the other homes in the neighborhood. *As stated, most of the platted lots in the surrounding area are rectangular in shape. The subject property is in a small enclave of trapezoidal lots (see location map). It is staff's professional opinion that the typical building envelope requirements in the Zoning Ordinance were based on a presumed rectangular lot. In practical terms, the basic intent is for swimming pools to be in the back yard of the dwelling as opposed to the side yards. The proposed swimming pool is entirely behind the existing dwelling and will not be generally visible from Royal Oaks Place. Therefore, while the swimming pool will be outside of the calculated building envelope, the proposed place is in keeping with the development pattern of the neighborhood.*

Staff recommends approval of the Conditional Use and Variance request based on the written findings of fact.

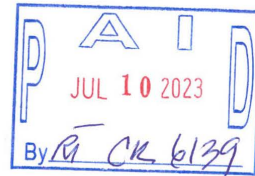
Attachments:

1. Application
2. Location Map
3. Staff Analysis of Site Plan



\$600.00

CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # 0815-2

APPEAL FEE: 600.00

APPLICANT (Owner's Name) MIKE & SHANDRA O'KEEFE / PHONE # 615-739-7100
D. BROWNLEE DESIGN

APPLICANT EMAIL ADDRESS JASON@DBROWNLEEDESIGN.COM

PROPERTY ADDRESS: 627 ROYAL OAKS PL. BELLE MEADE

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR APPEAL - Be Specific MITIGATE DRAINAGE / STORM EVENT ISSUES;
CONSTRUCT POOL / HARDSCAPE, ACCESSORY USE STRUCTURE, RET. WALLS,
NEW DRAINAGE; EXCEED CURRENT BUILDING ENVELOPE (FLOODING ISSUES)

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

*FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSABLE OR NOT. DOES NOT INCLUDE BASEMENTS OR GARAGE UNDER HOUSE.

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT. {32,121}	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	3855	3359	N/A	N/A	N/A
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =					
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof					
AREAS <6/12 Pitch 30%					

DRIVEWAY 12%	3855	3330			
DRIVEWAY IN FRONT YARD 22%					
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT	2570				
HARDSCAPE + POOL 8%	2570		2455	+ 2455	N/A
POOL 2% OF LOT TOTAL	642	0	625	+ 625	N/A
***ACCESSORY AREA					

*** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%

Continued on the next page

City of Belle Meade
Application for Board of Zoning Appeals
Page Two

Complete Check List

- ☒ Plot plan 1 inch = 30 feet "Show Magnetic North" ☒ Show proposed structure shaded with setbacks (building envelope)
☒ Show neighbor's house & measurements to it ☒ Show all detached structures with elevations
☒ Landscape design ☒ Survey of lot, lot square feet with contours, average natural grade
☒ Building envelope highlighted ☒ Show all elevations, existing grade, finished grade, FFE's
☒ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation.
☒ Submittal, along with appeal fee 15 days prior to the third Tuesday of the month.
***MANDATORY** - Clearly highlight the areas that will be discussed in a bright color on the plans. INITIAL HG

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

SHAPE OF LOT, TOPO - DRAINAGE ISSUES (13' SLOPING TO EXIS.
HOUSE), REAR PROPERTY LINES / BUILDING ENVELOPE

Was the condition from which relief is sought a result of action by the applicant? (i.e., self-imposed hardship such as: (converted existing garage to living space and now seeking a variance to construct a new garage in a required setback?)

NO - EXISTING TOPOGRAPHY OF ADJACENT PROPERTIES

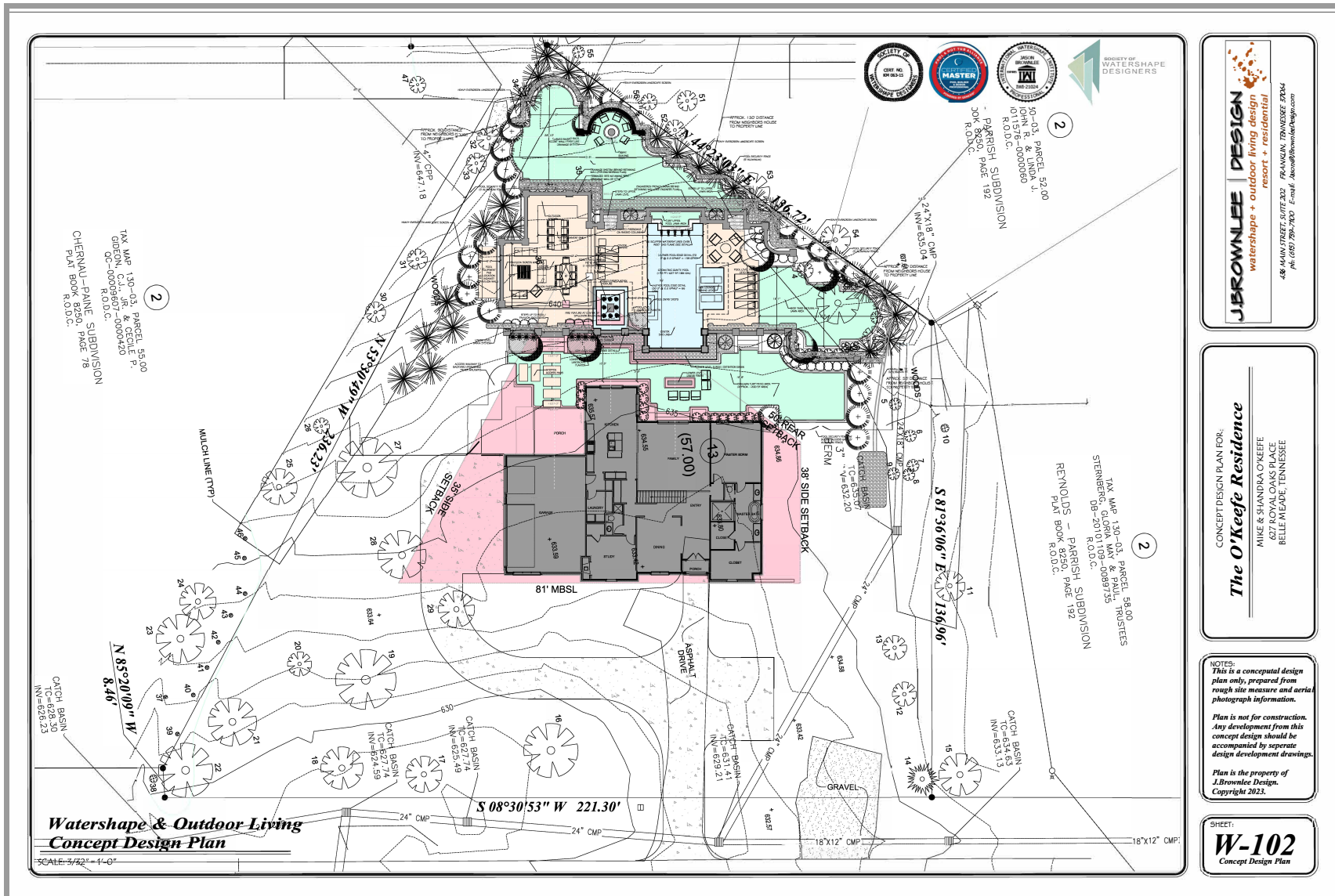
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

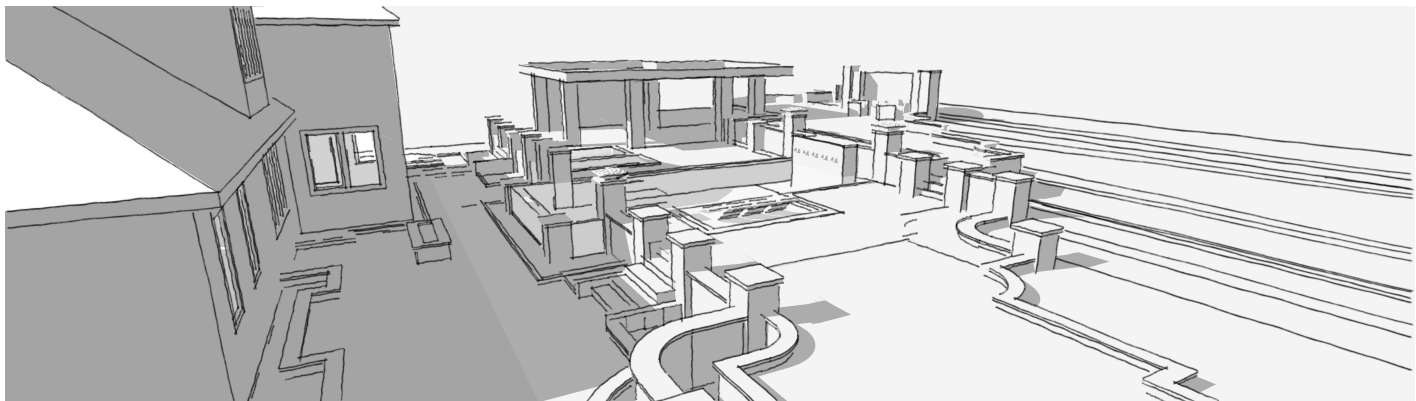
BY USE OF COORDINATED EFFORTS AND A SURVEY OF EXISTING CONDITIONS,
WE WILL BEST PROMOTE HEALTH, SAFETY & GENERAL WELFARE
THROUGH GOOD DESIGN / BUILDING PRACTICE -

SIGNATURE: J. BROWNE DESIGN (Owner/Agent) DATE: JULY 10, 2023

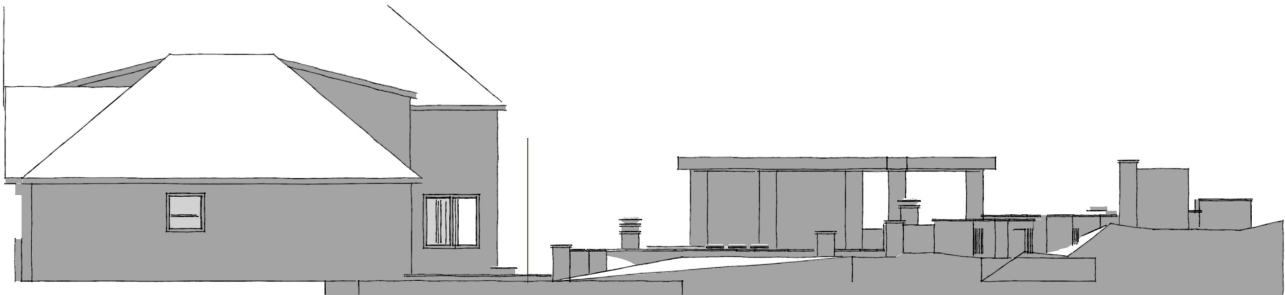
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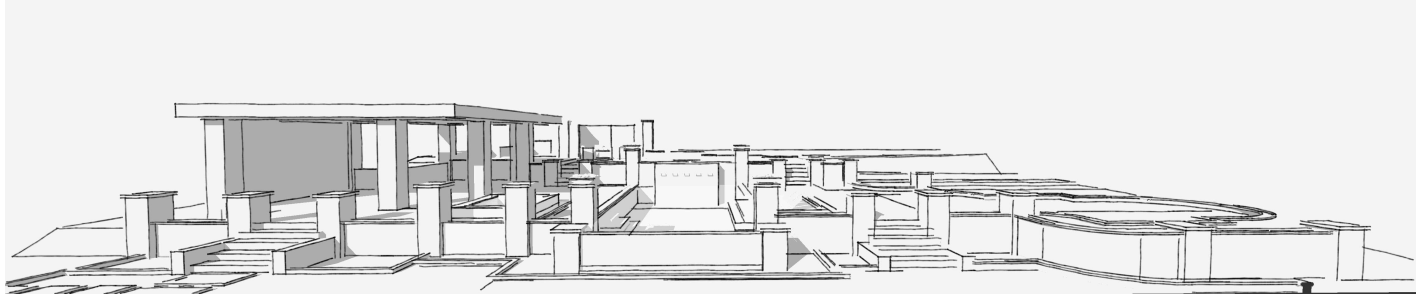




PERSPECTIVE VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE



RIGHT SIDE VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE



FRONT VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE

J.BROWNLEE | DESIGN
watershape + outdoor living design
resort + residential
542 MAIN STREET, SUITE 202
FRANKLIN, TENNESSEE 37064
PHONE: 615.261.1000
E-mail: jbrownlee@jbrowleedesign.com

DESIGN DEVELOPMENT DOCUMENTS FOR:
The O'Keefe Residence

MIKE & SHANDRA O'KEEFE
627 ROYAL OAKS PLACE
RELLE MEADE, TENNESSEE

NOTES:

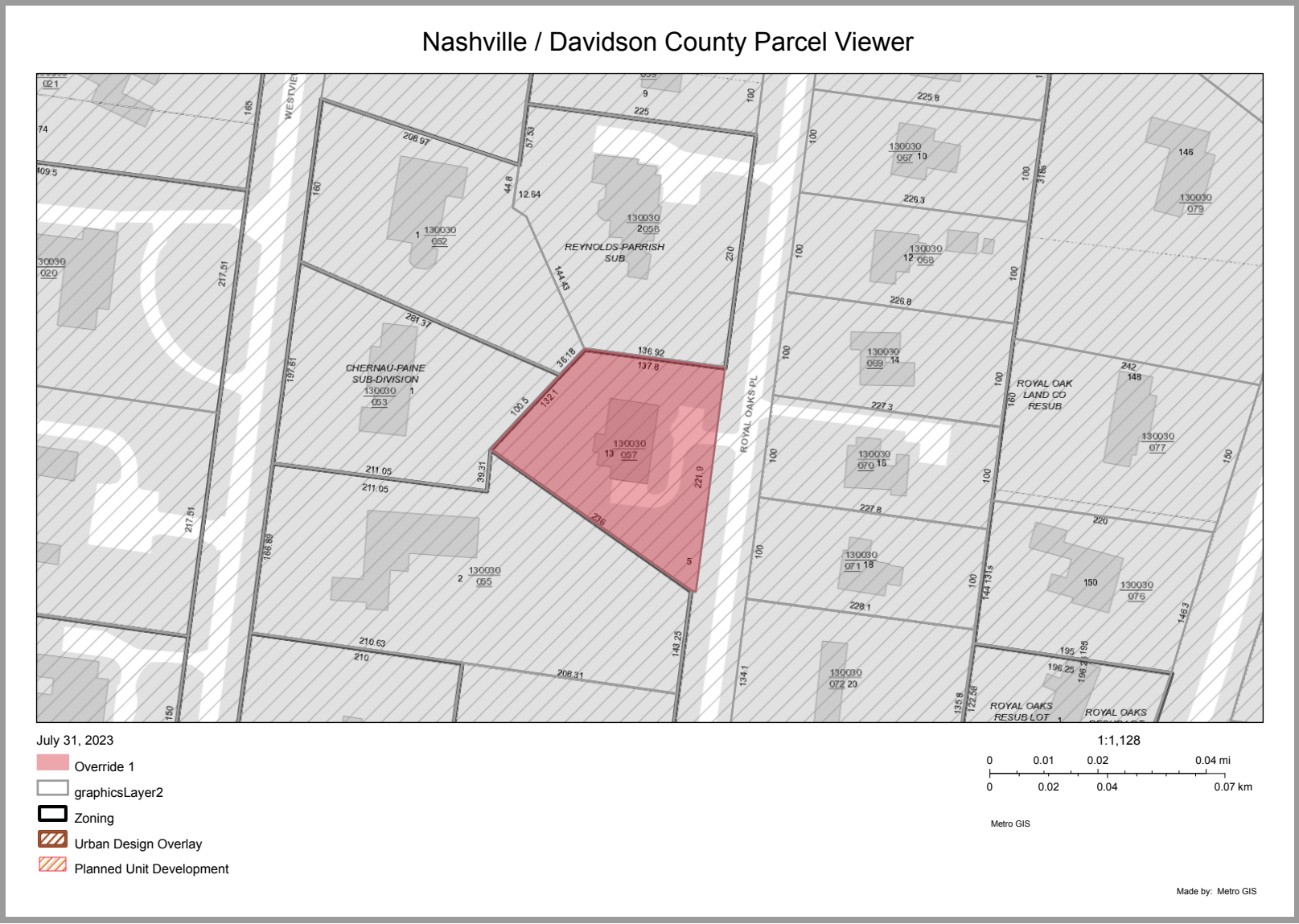
This is a conceptual design plan only, prepared from rough site measure and aerial photograph information.

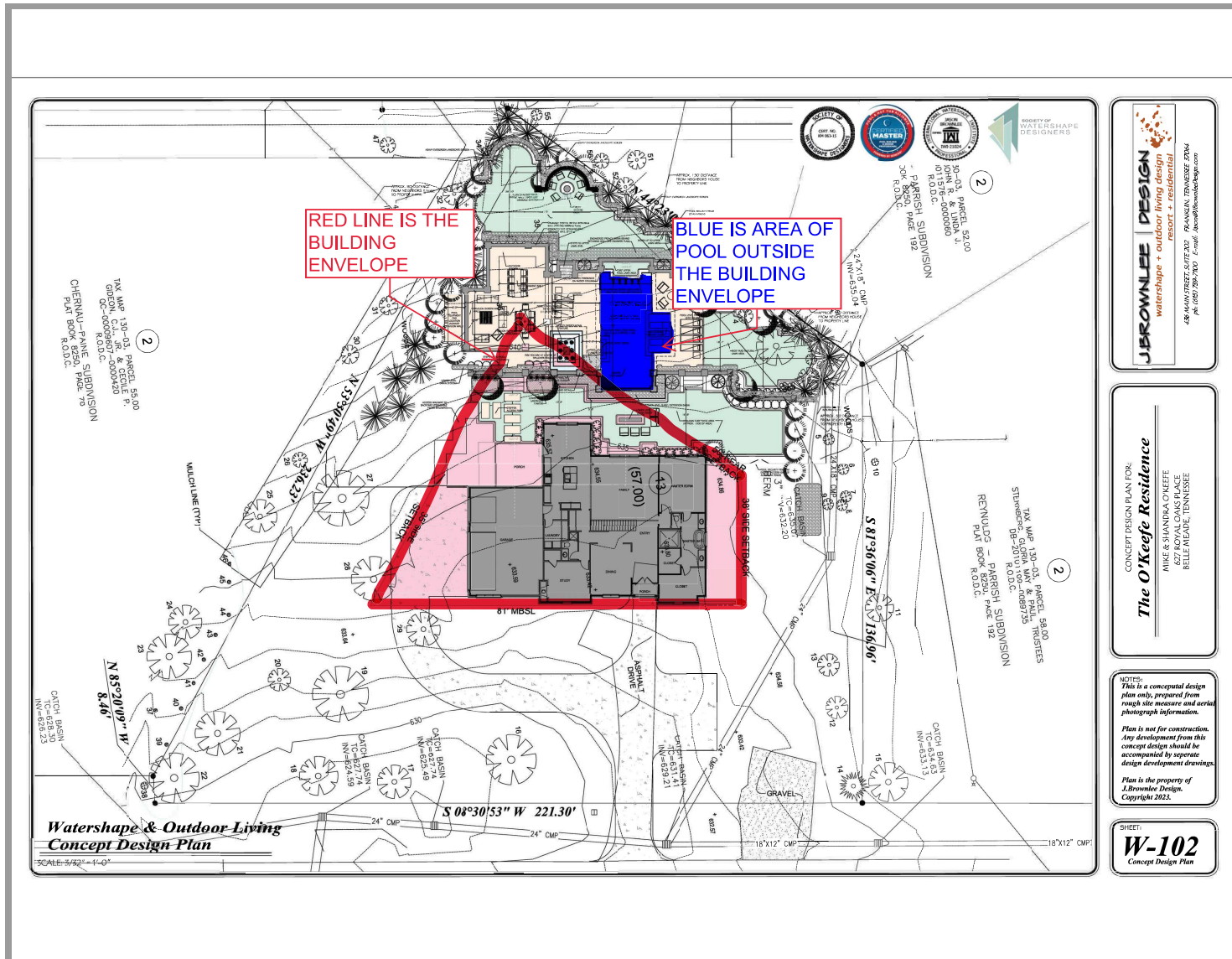
Plan is not for construction. Any development from this concept design should be accompanied by separate design development drawings.

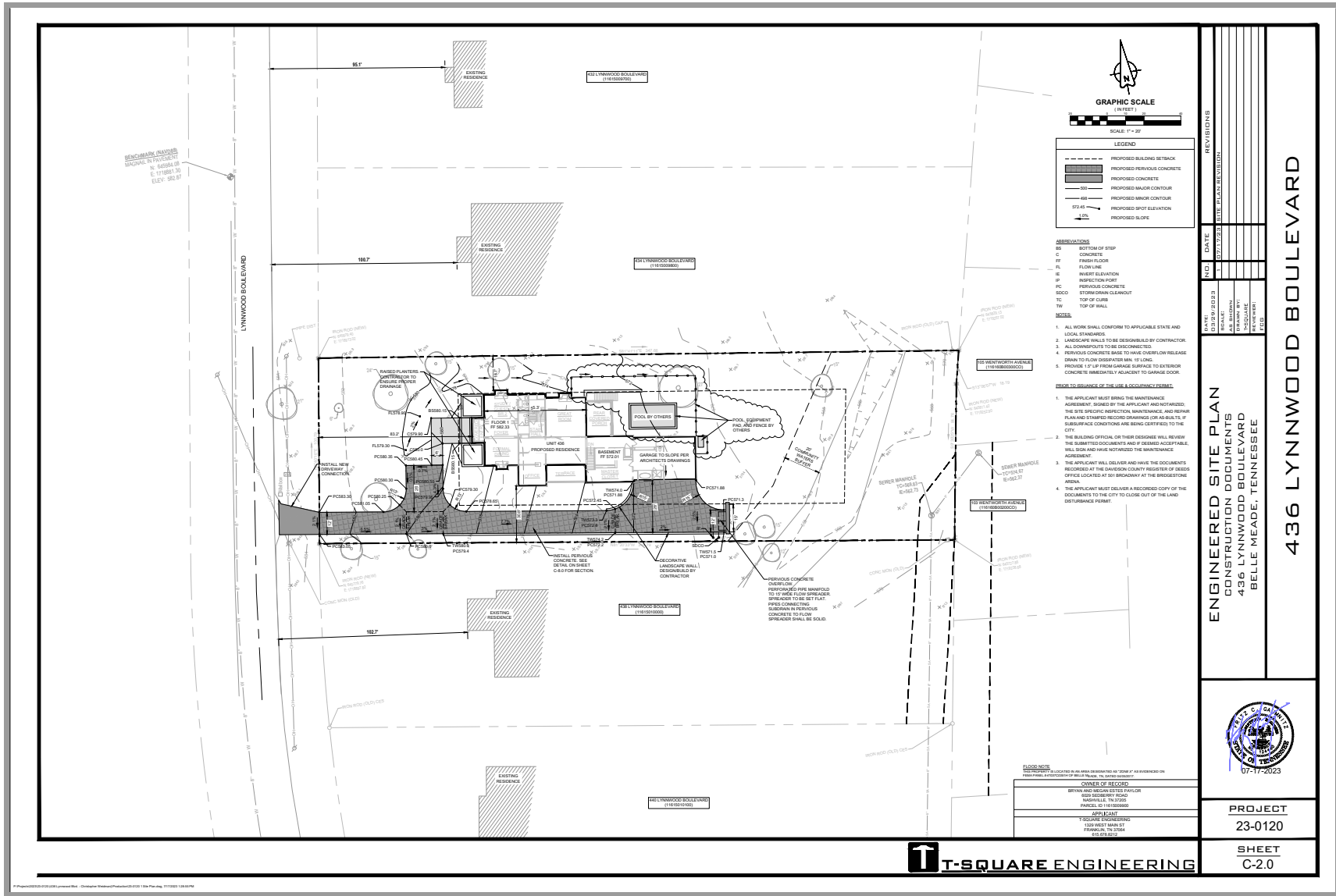
Plan is the property of J.Brownlee Design. Copyright 2023.

SHEET:

W-103
Pool, Spa & Outdoor Living
Design Perspectives

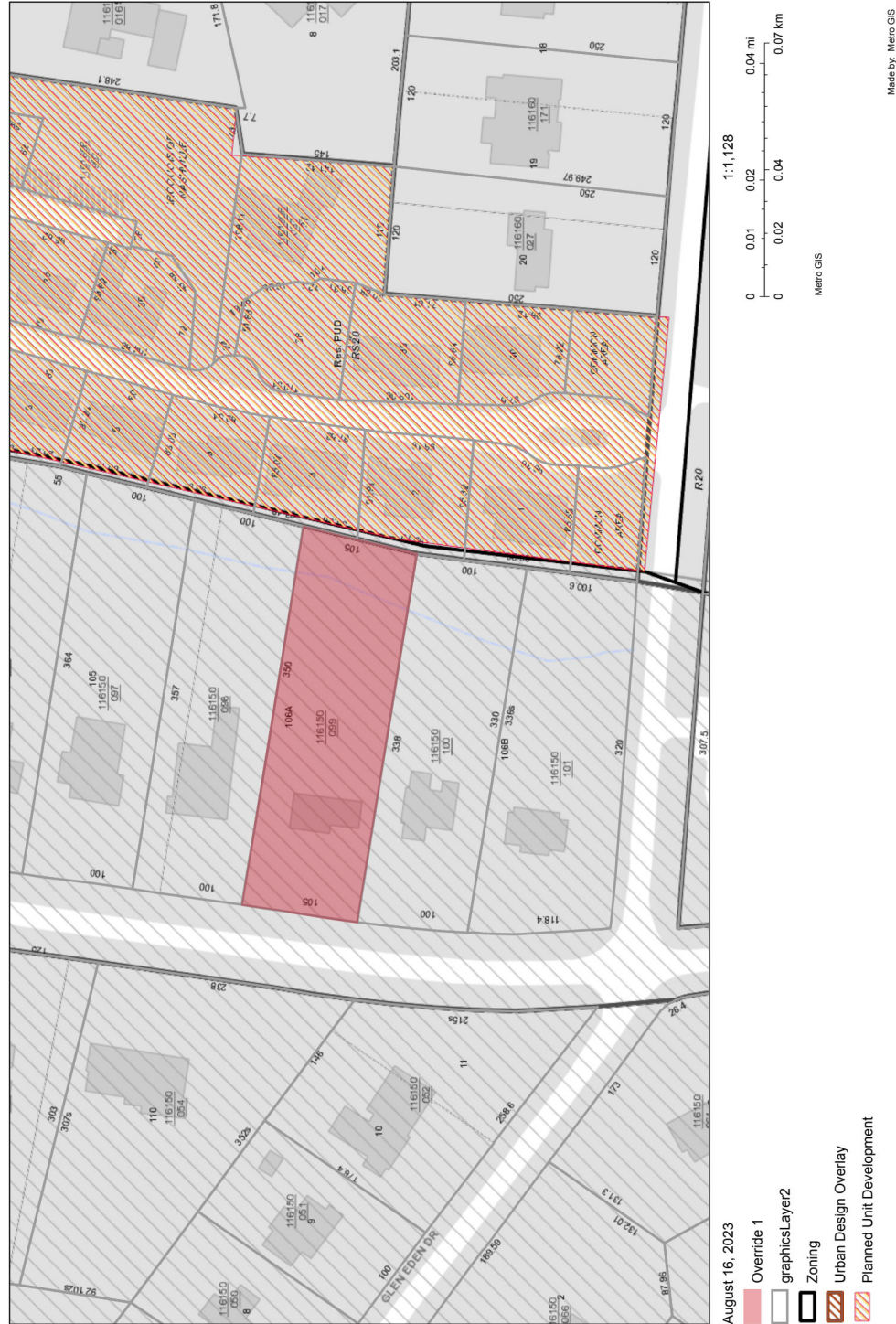








Nashville / Davidson County Parcel Viewer 436 Lynnwood Boulevard Map



Nashville / Davidson County Parcel Viewer 436 Lynnwood Boulevard Aerial



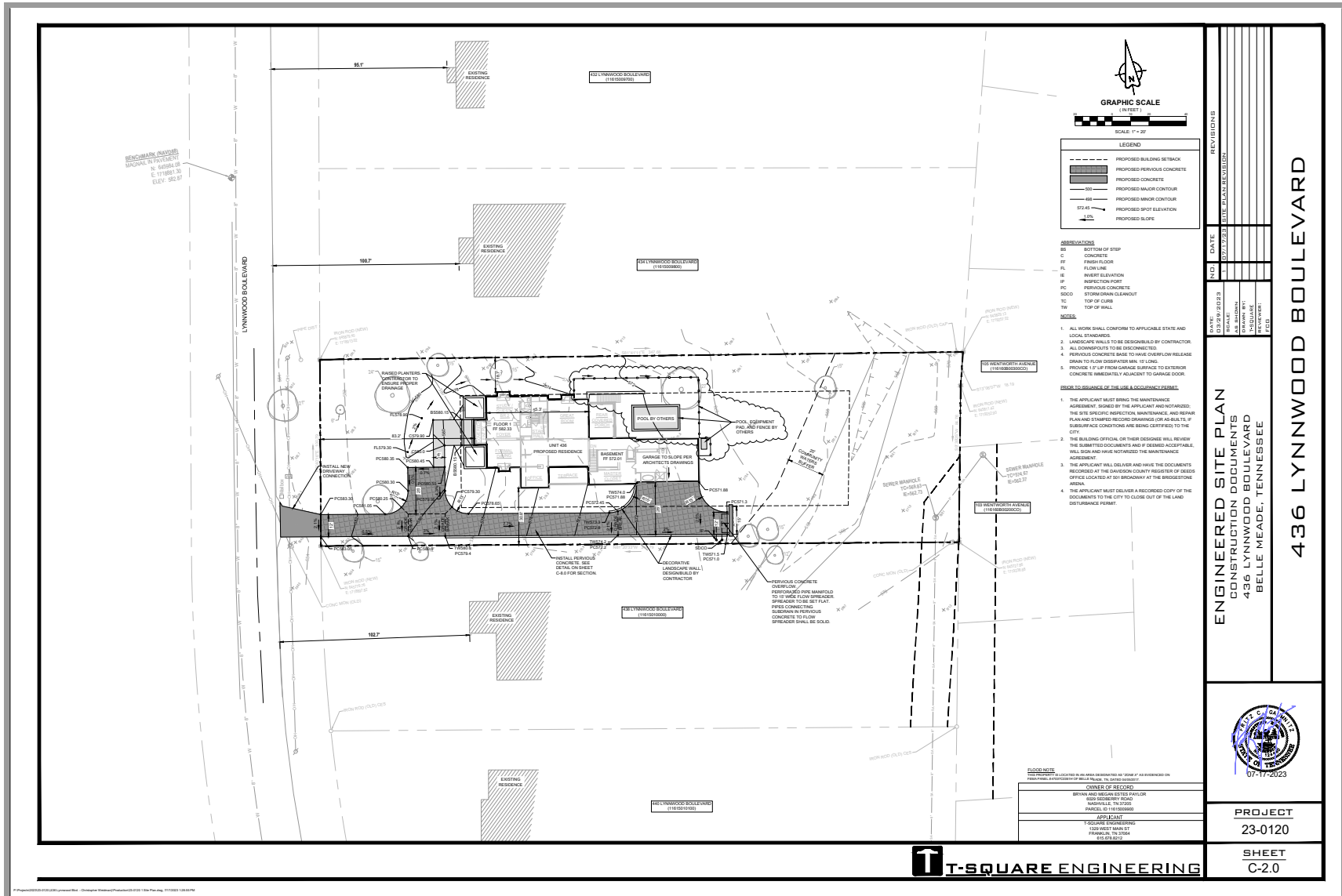
August 16, 2023

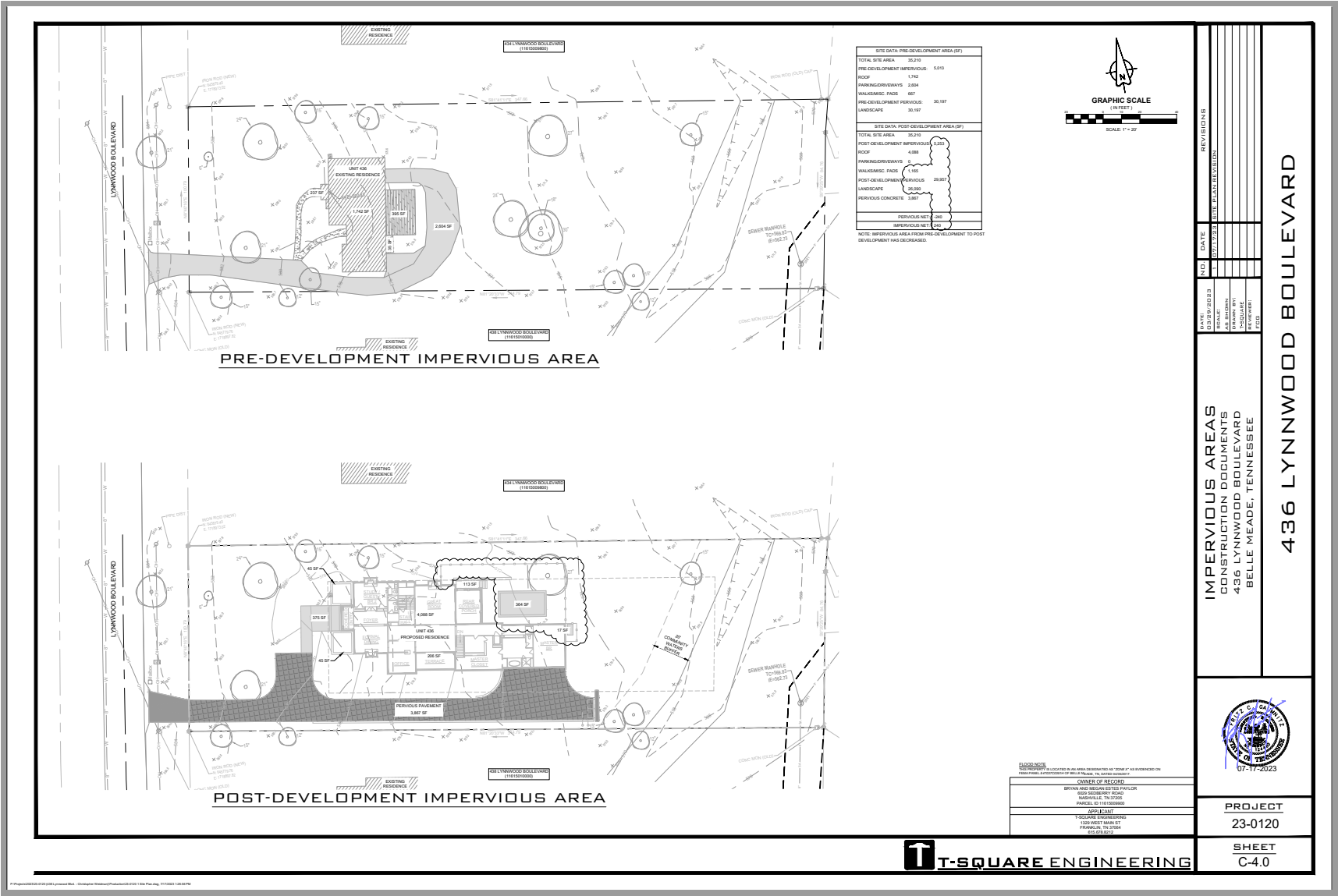
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Nashville Maps: Pictometry International







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered: XXXXXXXXXXXXXXXX 091923-1

APPEAL # 091923-1 XXXXXXXXXXXXXXXX

APPEAL FEE: \$600 -

APPLICANT (Owner's Name) BRYAN PAYLOR PHONE # 615-585-5699

APPLICANT EMAIL ADDRESS BRYANPAYLOR@HOTMAIL.COM

PROPERTY ADDRESS: 436 LYNWOOD BLVD NASHVILLE, TN 37005

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR APPEAL – Be Specific 12'x24' SWIMMING POOL WATER

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

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Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT: { 35,210 }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%					
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =					
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof					
AREAS <6/12 Pitch 30%					

DRIVEWAY 12%					
DRIVEWAY IN FRONT YARD 22%					
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT	2,816	1,165	1,165	0	0
HARDSCAPE + POOL 8%	2,816	1,165	1,529	31%	0
POOL 2% OF LOT TOTAL	704	0	364	100%	0
***ACCESSORY AREA					

*** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%

Continued on the next page

City of Belle Meade
Application for Board of Zoning Appeals
Page Two

Complete Check List

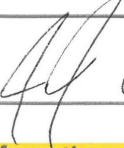
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☐ Show neighbor's house & measurements to it ☐ Show all detached structures with elevations
☐ Landscape design ☐ Survey of lot, lot square feet with contours, average natural grade
☐ Building envelope *highlighted* ☐ Show all elevations, existing grade, finished grade, FFE's
☐ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation.
☐ Submittal, along with appeal fee the first Friday the month prior to the month of the scheduled hearing date.

***MANDATORY** – Clearly highlight the areas that will be discussed in a bright color on the plans. **INITIAL** _____

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

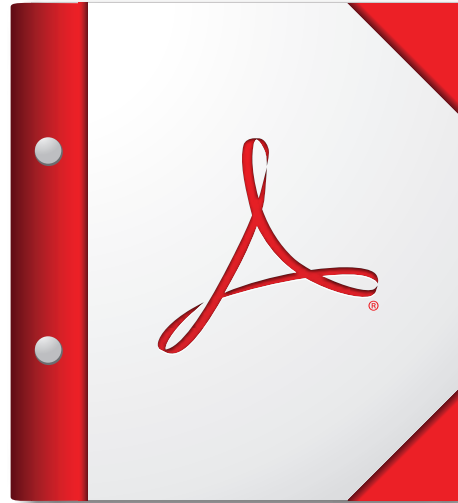
Is the request for a variance the result of a self-induced hardship by the applicant?

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

SIGNATURE:  CLEARWATER POOLS (Owner/Agent) **DATE:** 7/31/23

Submit all information, plans & application via email PDF to: inspector@citybellemeade.org

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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

Staff Report

Agenda No.: IV.1.
Case No.: 091923-1
Staff: Mary Samaniego, Planning Director
Applicant: Bryan Paylor
Request: Conditional Use approval for a Swimming Pool
Location: 436 Lynwood Boulevard

Summary:

The applicant on behalf of the property owners is requesting a Conditional Use approval for the construction of a swimming pool on the subject property. The property owners obtained a building permit for the construction of a single-family dwelling in December 2002 and associated land disturbance permit in April 2023. The dwelling is currently under construction.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.81 acres (35,210 square feet).
2. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 704 square feet.
3. The proposed area of the water in the swimming pool is 364 square feet.
4. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 2,816 square feet.
5. The proposed area of the hardscape including the pool is 1,453 square feet.
6. The proposed pool is entirely within the established building envelope (see attached Staff Analysis of Site Plan).

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-202(1)(c):

1. such conditions and safeguards (specifically including, but not limited to, provisions for vegetative screening and/or lighting) as the board may require to protect the character of the community;

Upon site visit, staff noted an established vegetative buffer between the subject property and the adjoining property to the north.

2. a finding by the board that the same will not interfere substantially with the use and enjoyment of adjacent property by its owners and occupants; and,
It is staff's professional opinion that the criteria established within the Zoning Ordinance for the creation of building envelopes and subsequent requirement for pools to be placed within said building envelope adequately provides for substantial use and enjoyment of the adjoining property owner to the north.
3. the approval by the board of the size, dimensions and location of the same, the following may be constructed or erected within the building envelope:
 - (D) Swimming pools, together with all mechanical equipment necessary to the operation of the same; provided that:
 - (1) Every swimming pool shall be completely enclosed, either by the structural wall or walls of the dwelling to which it is an accessory, or by a fence or wall, not less than six feet (6') in height above the exterior adjoining grade, of the type required by the latest edition of the International Residential Code for one (1) and two (2) family dwellings which has been adopted by the City of Belle Meade.
 - (2) Any opening in said enclosure shall be capable of being closed with lock and key and shall be kept so secured at all times, except when attended by the owner of the property or his authorized representative.
 - (3) All pool lighting shall be located within the pool itself or no more than twenty four inches (24") above ground level around the pool.

The property owner/applicant is required to illustrate compliance with this standard on the site plan and associated application at the time of building permitting.

Staff recommends approval of the conditional use request based on the written findings of fact.

Attachments:

1. Application
2. Location Map
3. Staff Analysis of Site Plan



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



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APPEAL # 091923-1

APPEAL FEE: \$600 -

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APPLICANT EMAIL ADDRESS BRYANPAYLOR@HOTMAIL.COM

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ESTATE A 8%					

F.A.R. X LOT SQ. FT.				
LOTS <40,000 sq. ft. x .225 =				
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TOTAL ROOF AREA				
% of Low Slope Roof				
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City of Belle Meade
 Application for Board of Zoning Appeals
 Page Two

Complete Check List

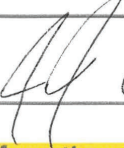
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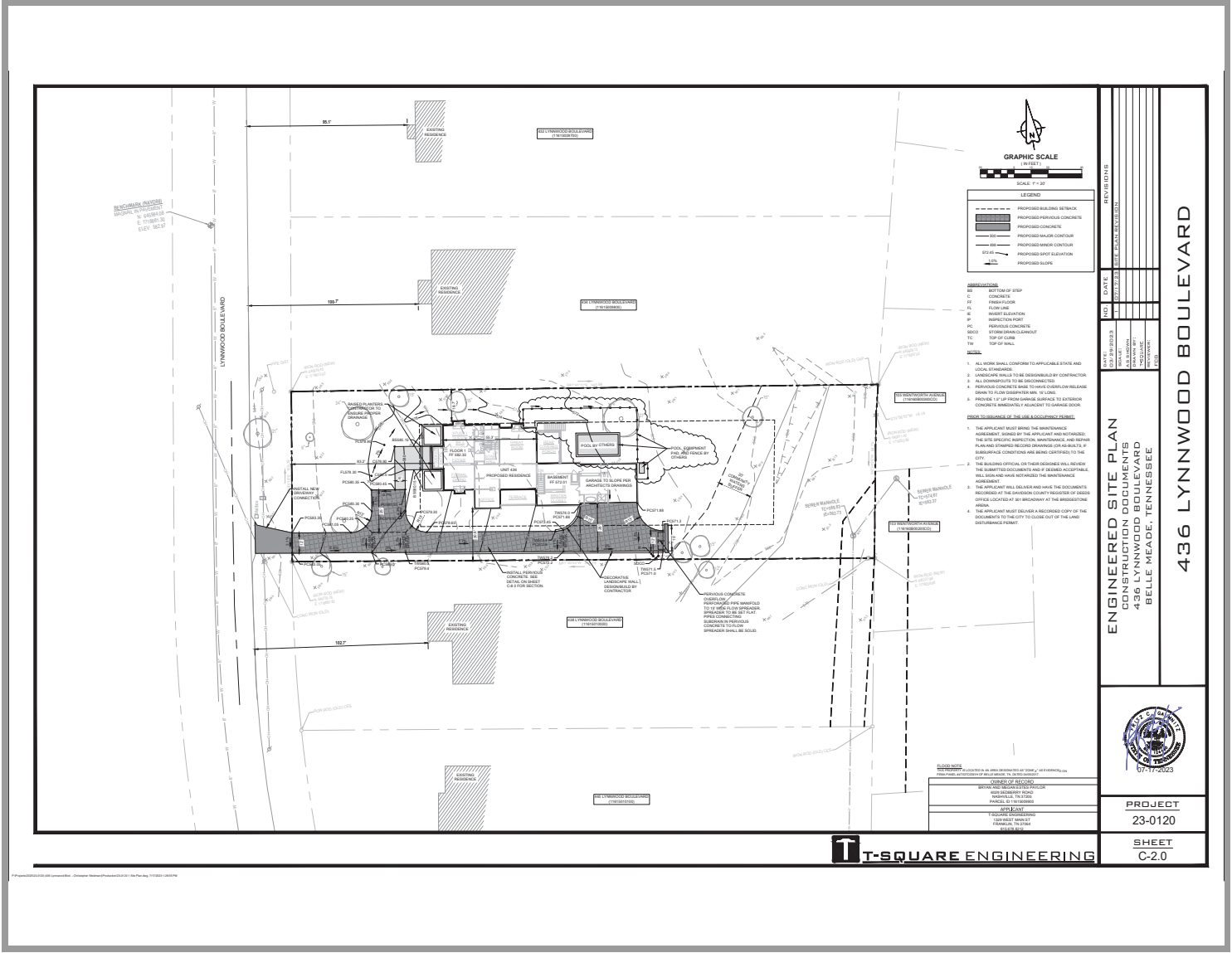
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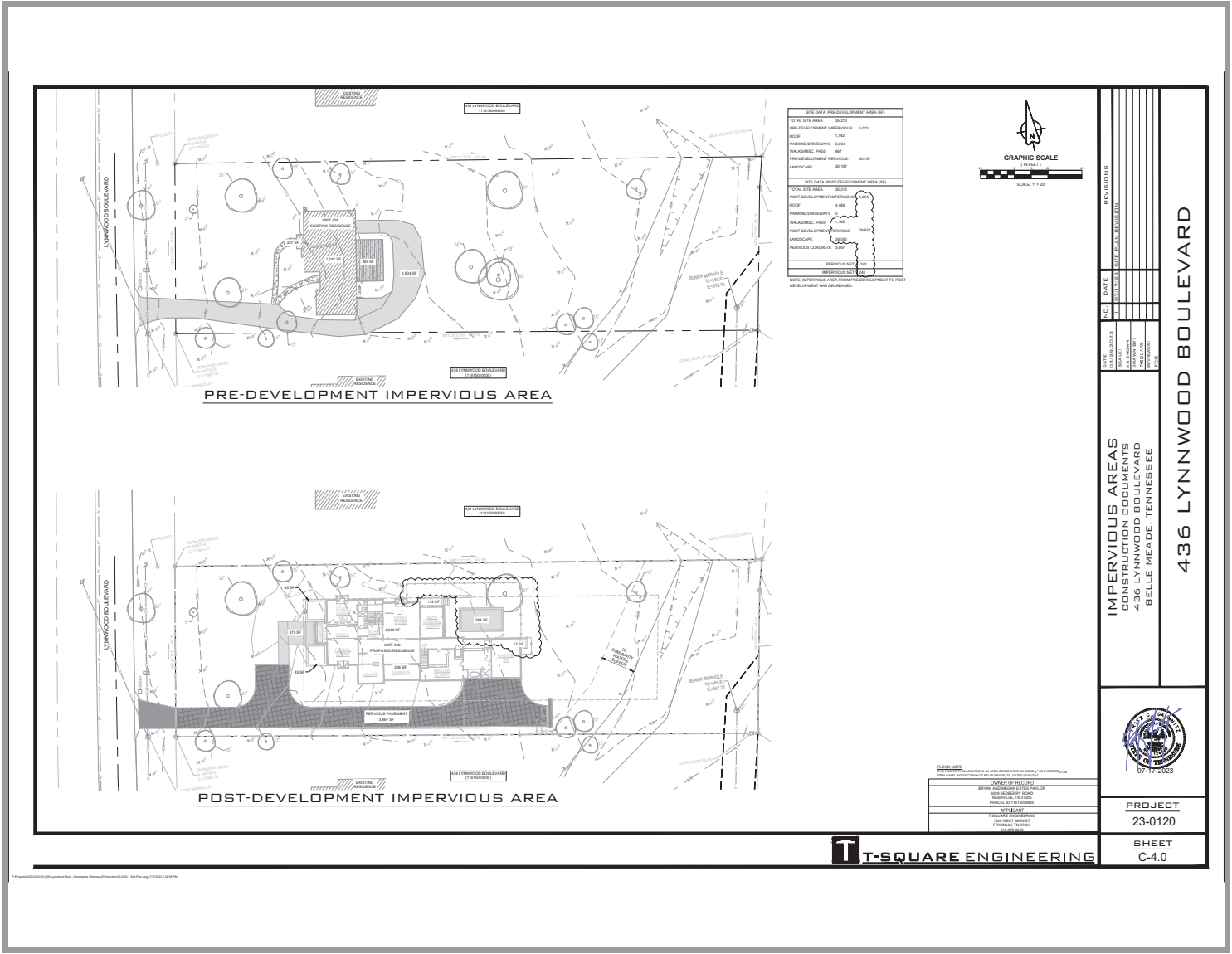
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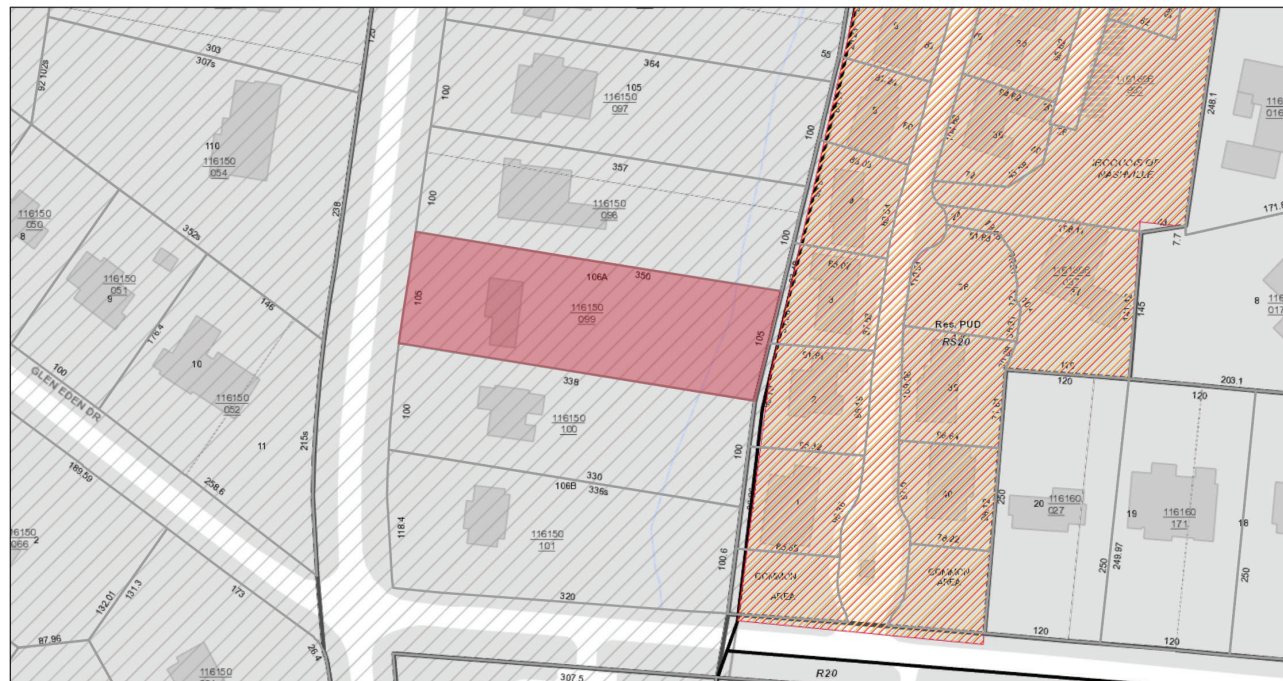
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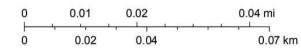
Nashville / Davidson County Parcel Viewer 436 Lynnwood Boulevard Map



August 16, 2023

-  Override 1
-  graphicsLayer2
-  Zoning
-  Urban Design Overlay
-  Planned Unit Development

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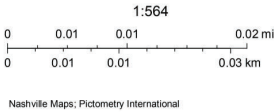
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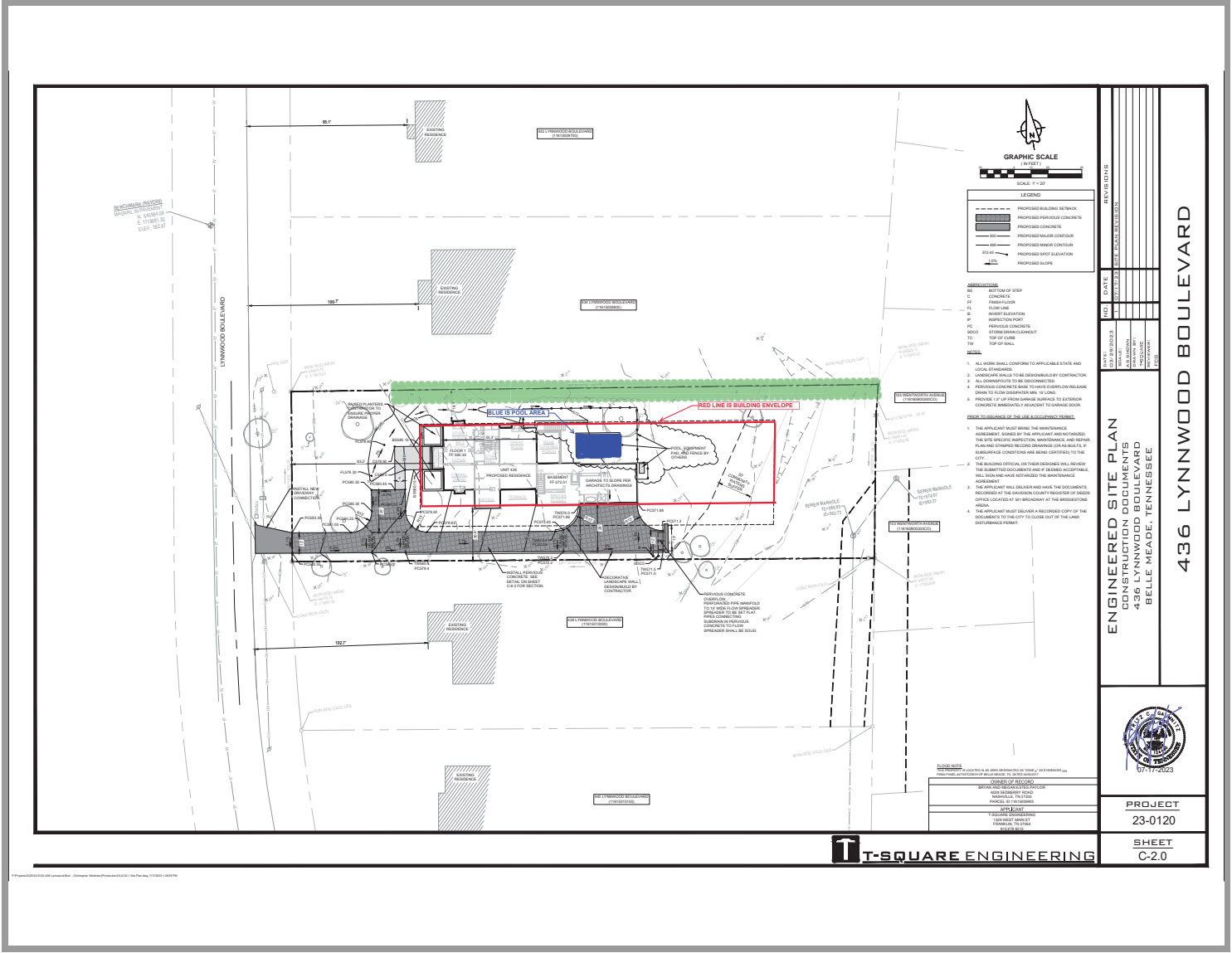
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Nashville / Davidson County Parcel Viewer 436 Lynnwood Boulevard Aerial



August 16, 2023
graphicsLayer2





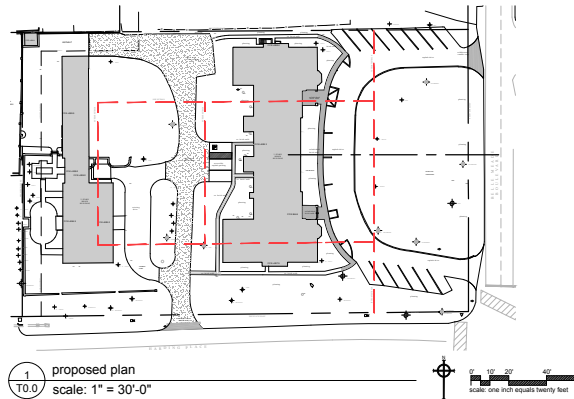


a landscape master plan for the:

THE BELLE MEADE CONDOMINIUMS

AN INDEX OF DRAWINGS:

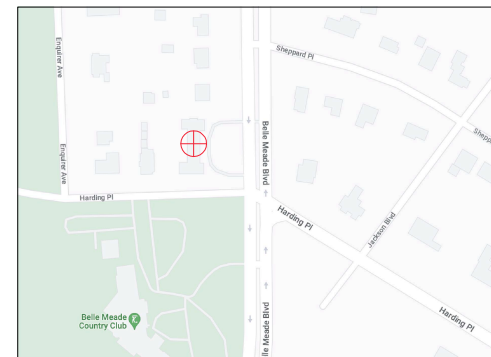
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- Z4.0 LANDSCAPE PLAN
- Z5.0 SITE PHOTOS
- Z5.1 SITE PHOTOS



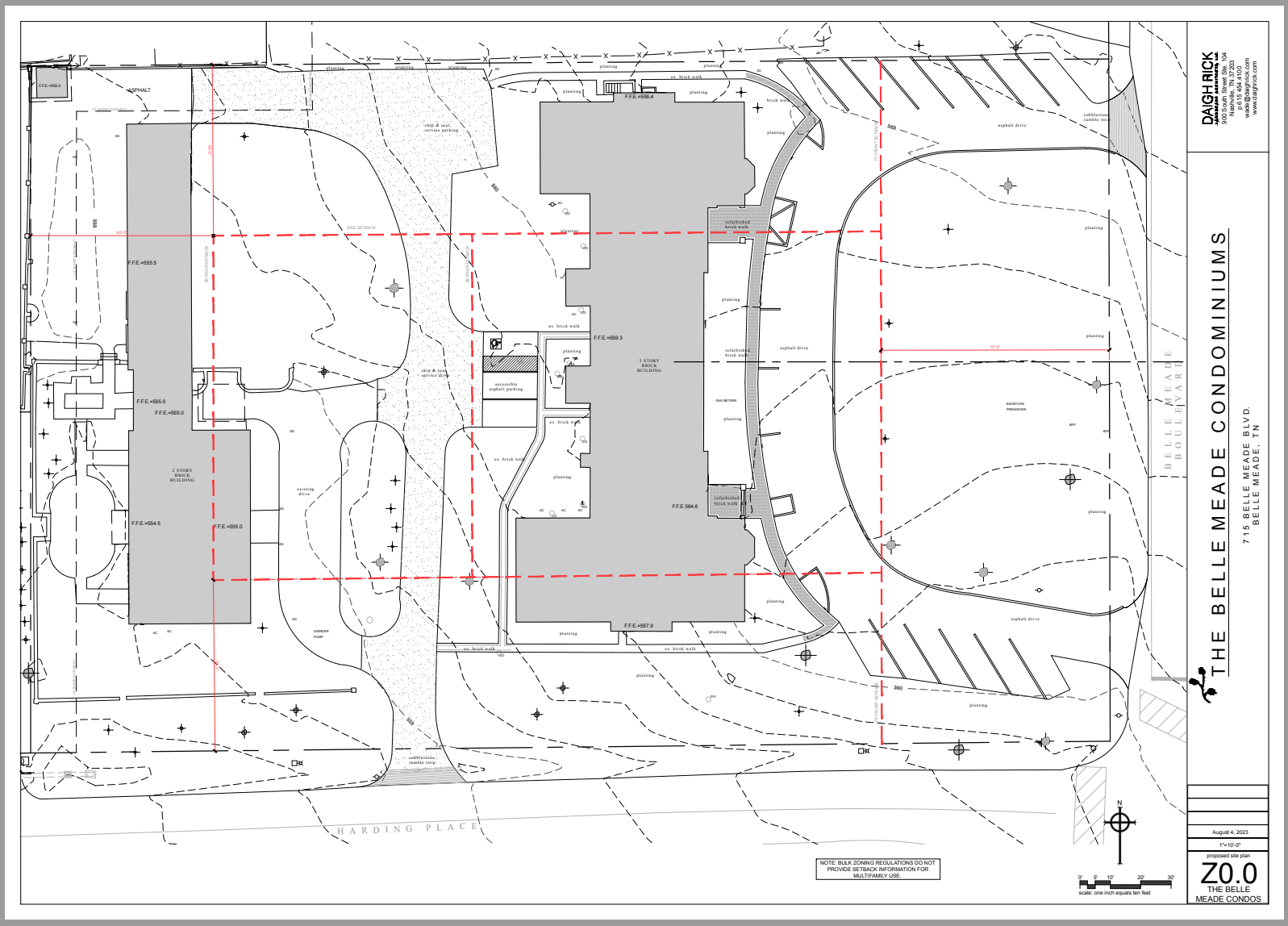
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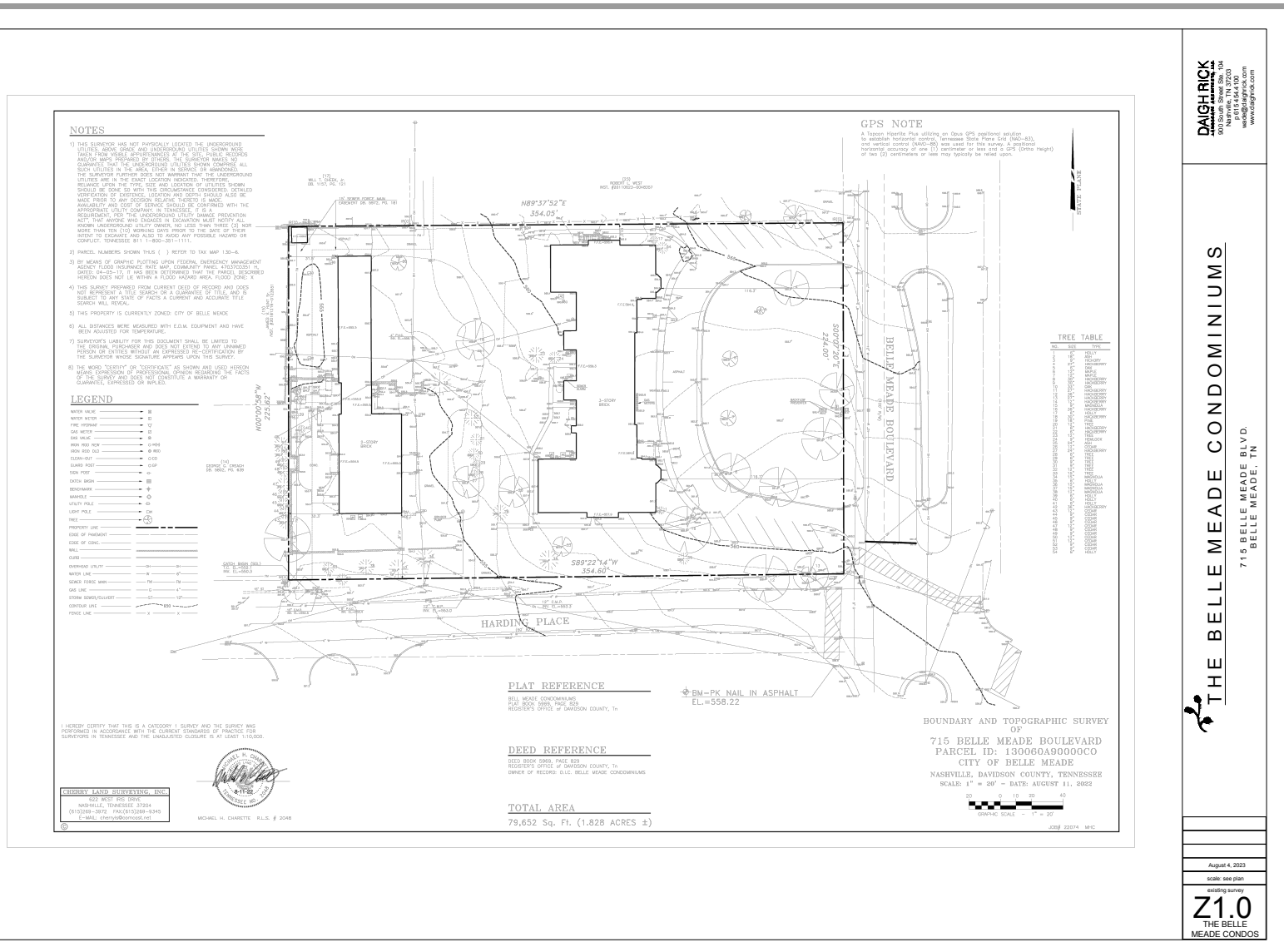
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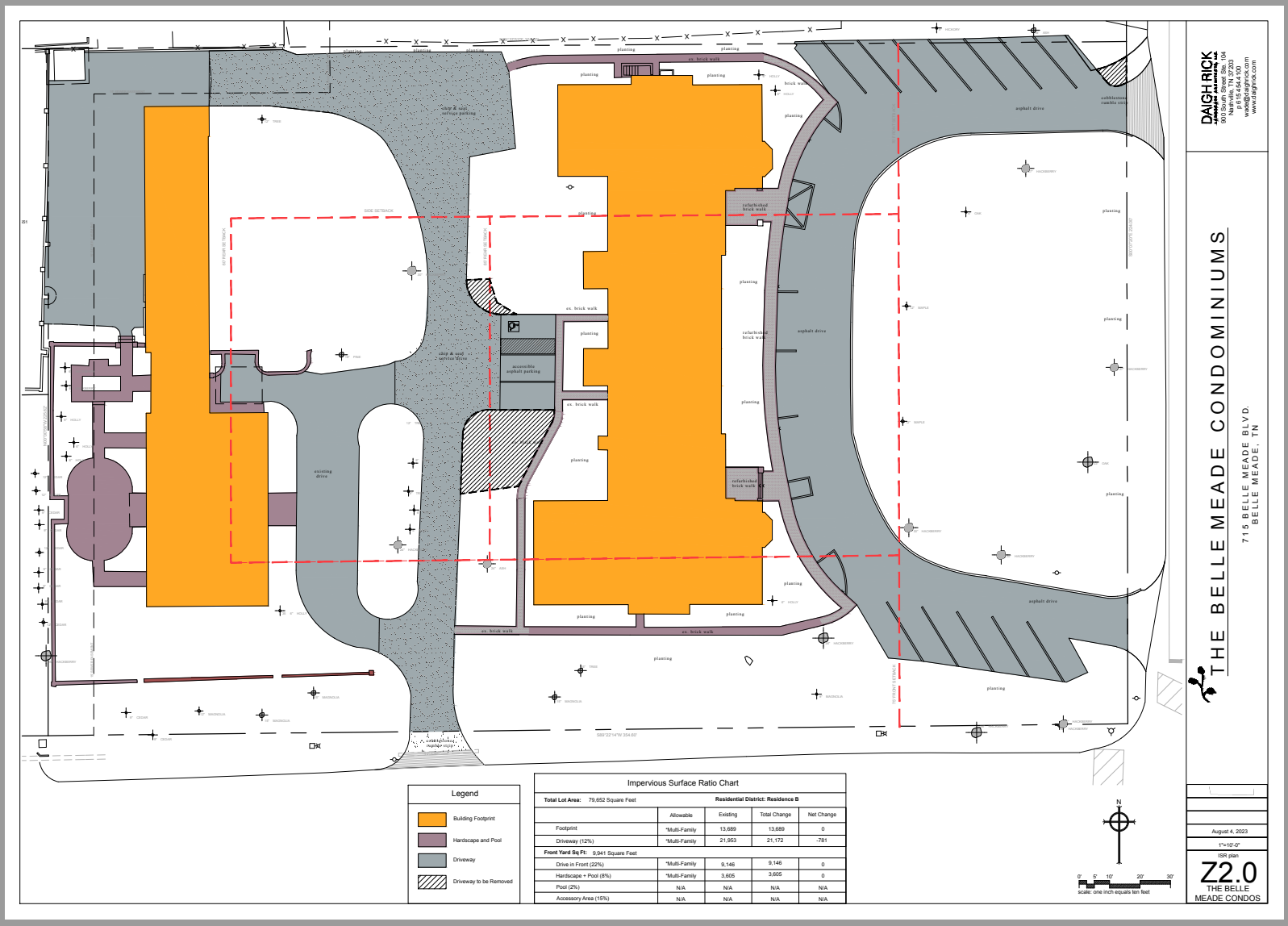
Wade Rick
Daigh Rick Landscape Architects, LLC
900 South Street, Suite 104
Nashville, TN 37203
(615) 454-4100
wade@daighrick.com



BELLE
MEADE
Aug 4, 2023













1
Z5.0

left side front entrance



2
Z5.0

right side front entrance



3
Z5.0

rear entrance from Harding PI



4
Z5.0

rear driveway



5
Z5.0

existing rear service parking

DAIGH RICK
DAIGH RICK ARCHITECTS, LLC
1000 Peachtree Street, Suite 1000
Nashville, TN 37203
615.259.1234
www.daighrick.com

THE BELLE MEADE CONDOMINIUMS

715 BELLE MEADE BLVD.
BELLE MEADE, TN

August 4, 2023

site photos

Z5.0
THE BELLE
MEADE CONDOS



1
Z5.1
brick walk at left front entrance



2
Z5.1
brick walk in front of building



3
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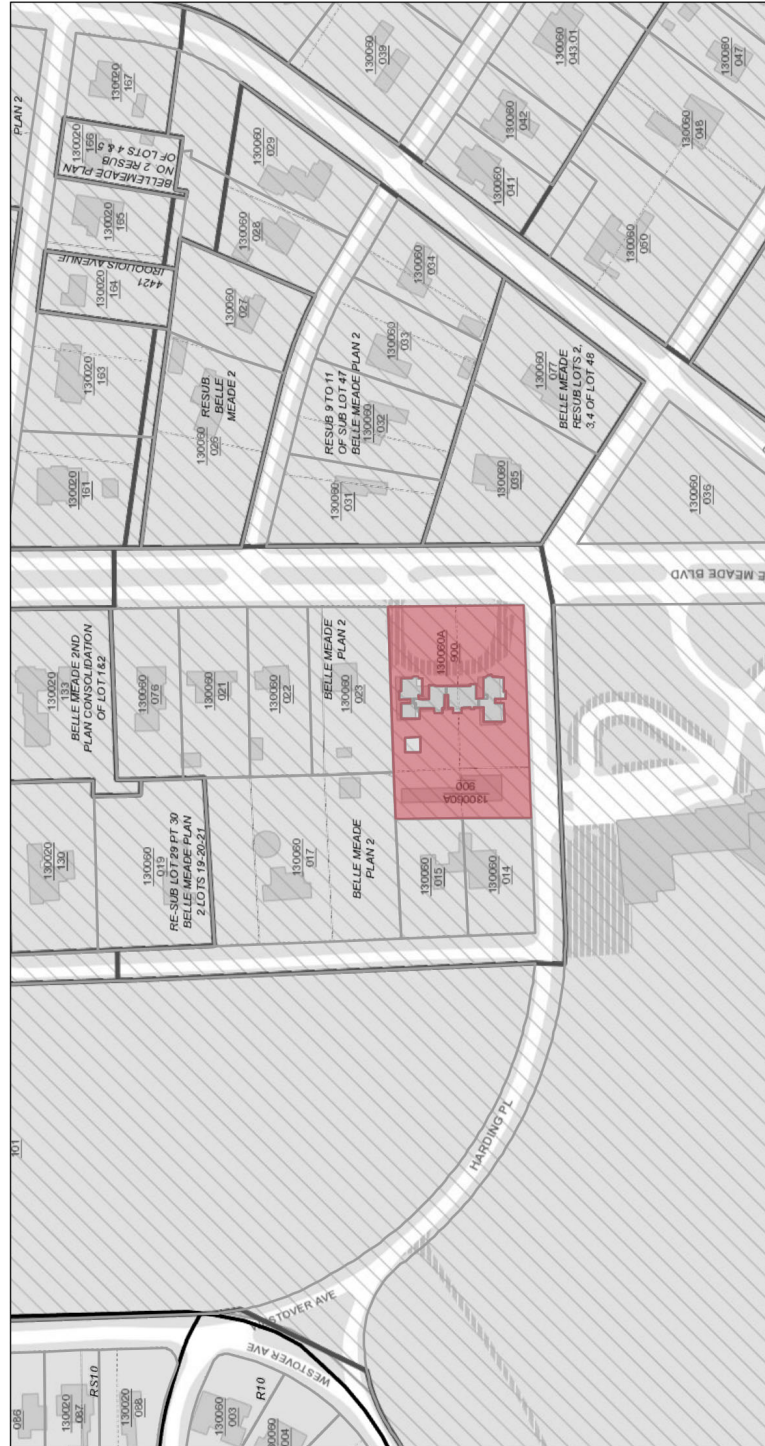
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August 4, 2020
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Z5.1
THE BELLE
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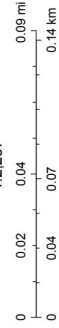
Nashville / Davidson County Parcel Viewer 715 Belle Meade Boulevard Location Map



August 16, 2023

- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development

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Metro GIS

Made by: Metro GIS

Nashville / Davidson County Parcel Viewer 715 Belle Meade Boulevard Aerial



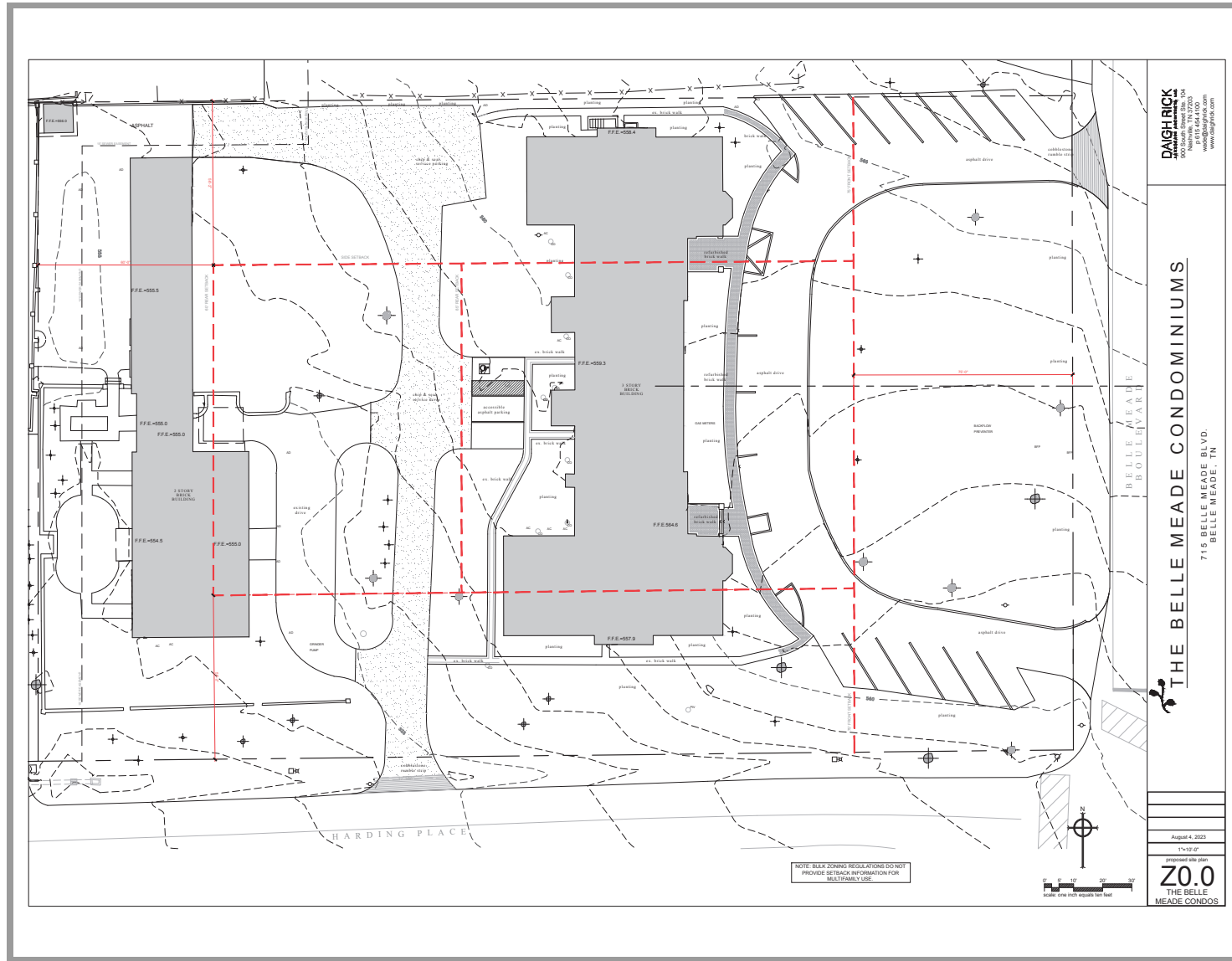
August 16, 2023

☐ graphicsLayer2

1:1,128

0 0.01 0.02 0.04 0.07 mi
0 0.02 0.04 0.07 km

Nashville Maps: Pictometry International





CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # 091923-2

APPEAL FEE: 300.00

APPLICANT (Owner's Name) Wilson Robinson OBO Belle Meade Condominiums Homeowners Assoc **PHONE #** 615-454-4100

APPLICANT EMAIL ADDRESS wilsonrobinson@comcast.net

PROPERTY ADDRESS: 715 Belle Meade Blvd

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☐ MULTI-FAMILY

REASON FOR APPEAL – Be Specific

This application is for revisions to the site of an existing condominium building, including improvements to walkways, parking areas, and driveways. Appendix H "Multi-Family Housing" of the Belle Meade Zoning and Land Use Control Code requires that such modifications to Multi-Family Housing projects be reviewed by the Board of Zoning Appeals.

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

***FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSIBLE OR NOT. THIS DOES NOT INCLUDE BASEMENT OR GARAGE UNDER HOUSE.**

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

MULTI-FAMILY HOUSING LOCATED IN RESIDENCES "B" DISTRICT

LOT SQ. FT. { 79,652 SF }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%		13,689 SF	13,689 SF	0	
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =					
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof AREAS <6/12 Pitch 30%					

DRIVEWAY 12%	*Multi-Family	21,953 SF	21,172 SF	- 781 SF	
DRIVEWAY IN FRONT YARD 22%	*Multi-Family	9,146 SF	9,146 SF	0	
FRONT YARD SQ. FT.		26,873 SF			

HARDSCAPE 8% OF LOT	*Multi-Family	3,605 SF	3,605 SF	0	
HARDSCAPE + POOL 8%	*Multi-Family	3,605 SF	3,605 SF	0	
POOL 2% OF LOT TOTAL		N/A	N/A	N/A	
***ACCESSORY AREA		N/A	N/A	N/A	

***** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%**

Continued on the next page

*Multi-Family: Bulk standards for allowable driveway and hardscape square footages are not provided in the Belle Meade Zoning and Land Use Code for Multi-Family uses.

City of Belle Meade
 Application for Board of Zoning Appeals
 Page Two

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- ☒ Plot plan 1 inch = 30 feet "Show Magnetic North" ☒ Show proposed structure shaded with setbacks (building envelope)
☒ Show neighbor's house & measurements to it ☒ Show all detached structures with elevations
☒ Landscape design ☒ Survey of lot, lot square feet with contours, average natural grade
☒ Building envelope *highlighted* ☒ Show all elevations, existing grade, finished grade, FFE's
☒ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation.
☒ Submittal, along with appeal fee the first Friday the month prior to the month of the scheduled hearing date.
***MANDATORY** – Clearly highlight the areas that will be discussed in a bright color on the plans. **INITIAL** JWR

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

This is an existing condominium building, which falls under Appendix H Multi-Family Housing and requires review of the BZA. There are no bulk standards provided within the code for this use type. The modifications consist of improvements to the existing drive and hardscape, and reduce the square footage of the drive.

Is the request for a variance the result of a self-induced hardship by the applicant?

No. Review of modifications to Multi-Family projects are required to be reviewed by the BZA per Appendix H.

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

The modifications include surface and material improvements to the existing drive and hardscape. The hardscape square footages do not change. The driveway square footage has been reduced from the existing driveway square footage.

SIGNATURE: WLL KFK (Owner/Agent) **DATE:** 08-04-2023

Submit all information, plans & application via email PDF to: inspector@citybellemeade.org

BZA meets the third Tuesday of each month @ 5:00 p.m.

Submittal deadline is the first Friday of the month prior to the month of the scheduled hearing date.

Staff Report

Agenda No.: IV.2.
Case No.: 091923-2
Staff: Mary Samaniego, Planning Director
Applicant: Wilson Robinson
Request: Approval for parking lot and walkway improvements at a Multi-Family use
Location: 715 Belle Meade Boulevard

Summary:

The applicant on behalf of the property owners is requesting an approval for the resurfacing of existing parking areas and paver walkways for an existing Multi-Family use. There are no other alterations to the existing site or structures proposed with this application.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.82 acres (79,279 square feet).
2. The front parking area is comprised of a one-way circular driveway with a total of twenty (20) parking space. This parking area is only accessible via Belle Meade Boulevard. This existing parking area is currently asphalt with signs of normal wear. The proposed re-surfacing will be asphalt and the parking spaces will be re-striped according to Code.
3. The rear parking area is for service vehicles only comprised of a two-way driveway without any delineated parking space. This parking area is only accessible via Harding Place. This existing parking area is currently loose pea gravel with signs of normal displacement. The proposed re-surfacing will be compacted pea gravel that is sealed in place and associated curbing/edging. This resurfacing includes a slight reduction of parking area (781 square feet) that will be converted to greenspace (see Sheet Z2.0 of applicant submittal).
4. Throughout the property, there are multiple walkways comprised of brick pavers. Many of these pavers have been broken or displaced over time. The applicant proposes to replace the broken and missing pavers with replacement brick pavers.
5. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape for the proposed lot is 6,342 square feet.
6. The proposed area of the hardscape including the pool is 3,605 square feet.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits

for Multi-family Housing in the following findings of fact for the particular use and/or structure per Appendix H:

The Board of Zoning Appeals of the City of Belle Meade shall have exclusive jurisdiction and authority to grant a permit for the external modification of multi-family housing, including all accessory buildings and structures, parking areas, walkways, entrances, exits and driveways constructed in conjunction therewith. The board shall authorize such a permit only if it is the finding of the board that such proposed use and/or buildings will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion of public streets, or increase the public danger by reason of fire, or impair the public safety, or tend to impair the public health by creating a smoke nuisance, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, and welfare of the community.

The property owner/applicant proposed re-surfacing and stabilization of existing parking areas and walkways will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion of public streets, or increase the public danger by reason of fire, or impair the public safety, or tend to impair the public health by creating a smoke nuisance, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, and welfare of the community

Staff recommends approval of the conditional use request based on the written findings of fact.

Attachments:

1. Application
2. Location Map



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



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Continued on the next page

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City of Belle Meade
Application for Board of Zoning Appeals
Page Two

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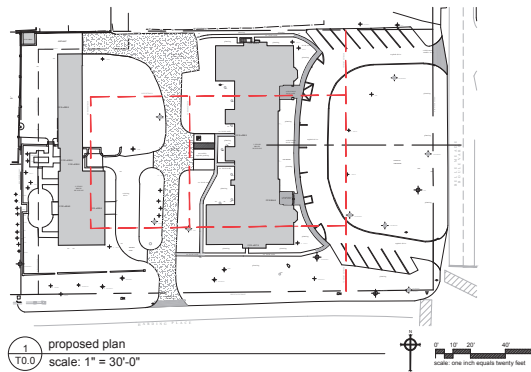


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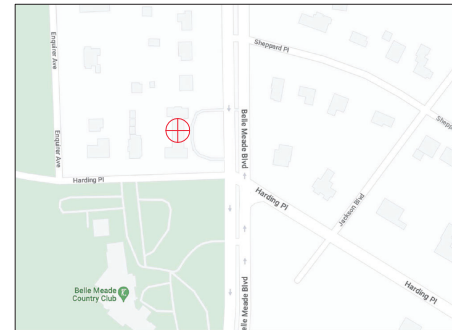
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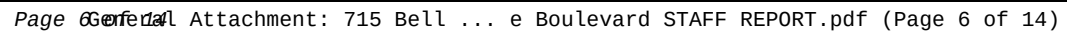
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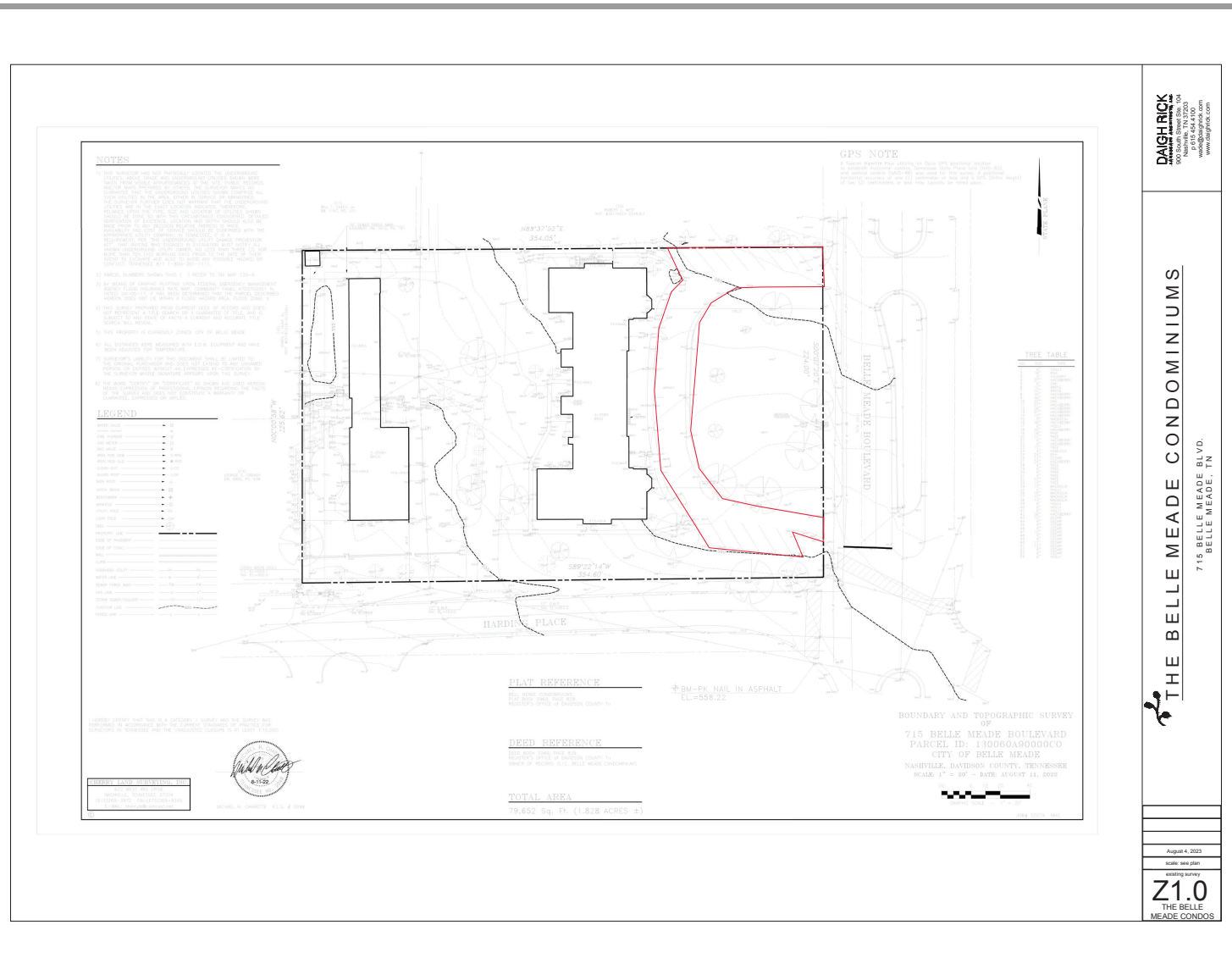
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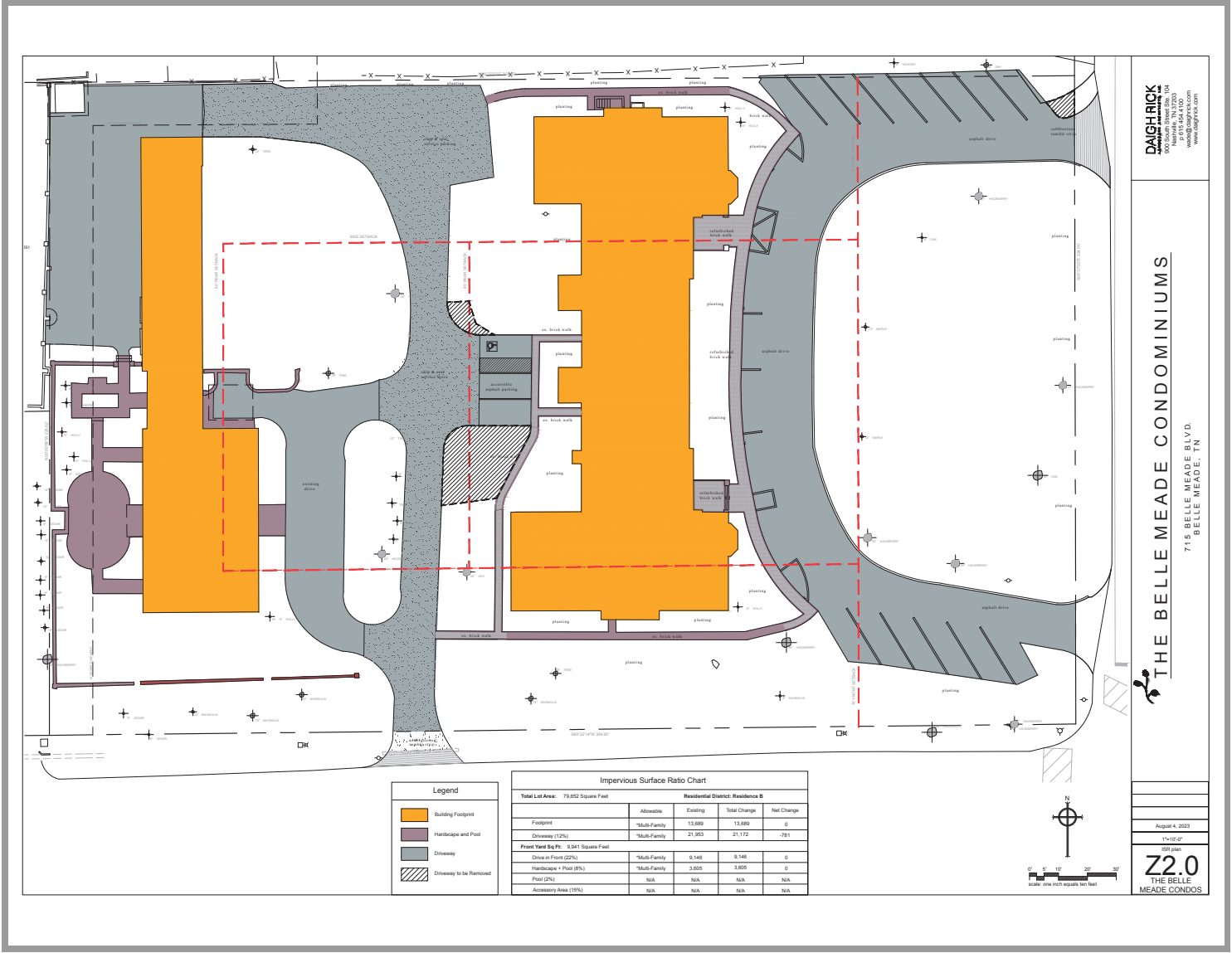
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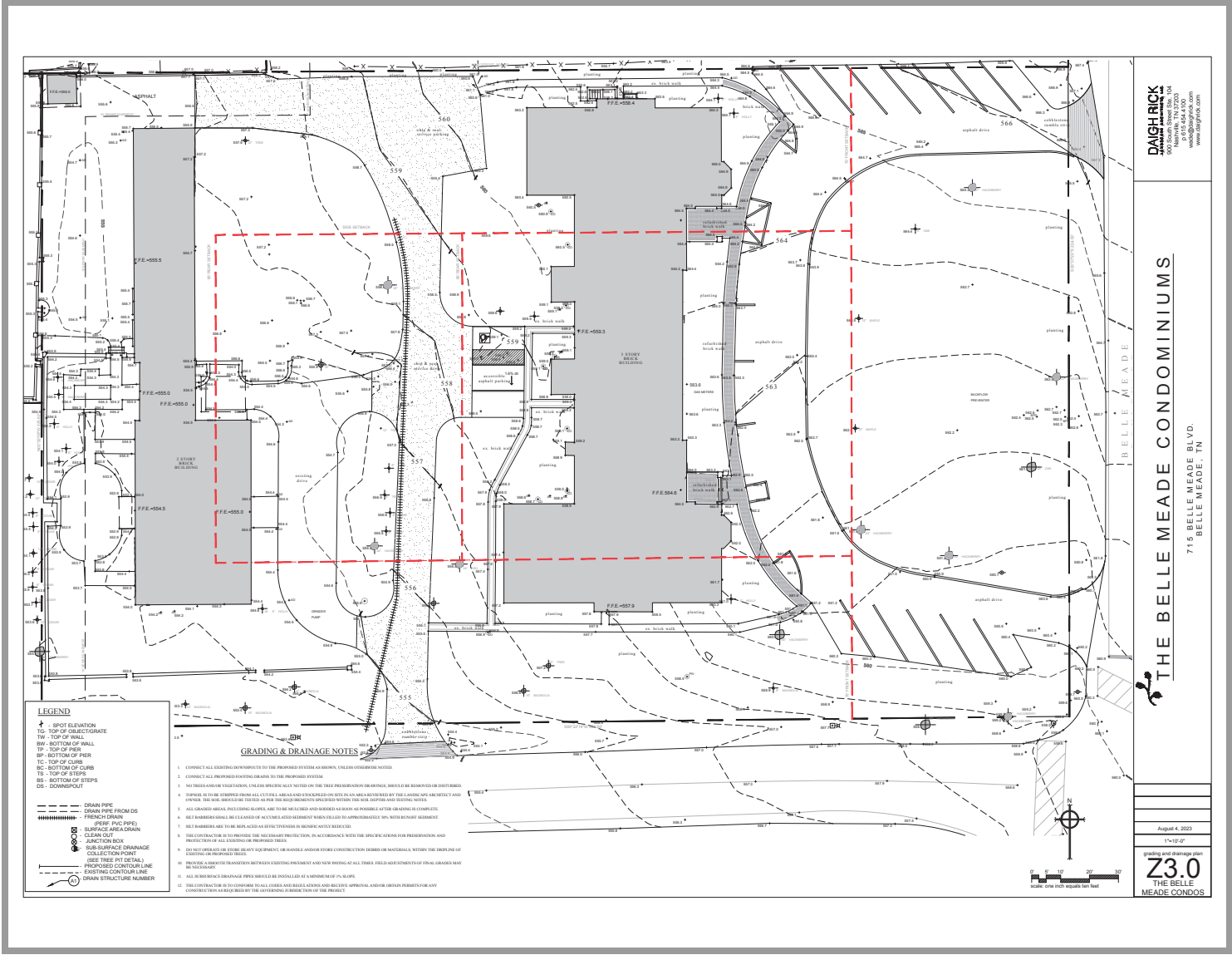


BELLE
MEADE
Aug 4, 2021











1
25.0

left side front entrance



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right side front entrance



3
25.0

rear entrance from Harding Pl



4
25.0

rear driveway



5
25.0

existing rear service parking

DAIGH RICK
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THE BELLE MEADE CONDOMINIUMS
715 BELLE MEADE BLVD.
BELLE MEADE, TN

August 4, 2023

site photos

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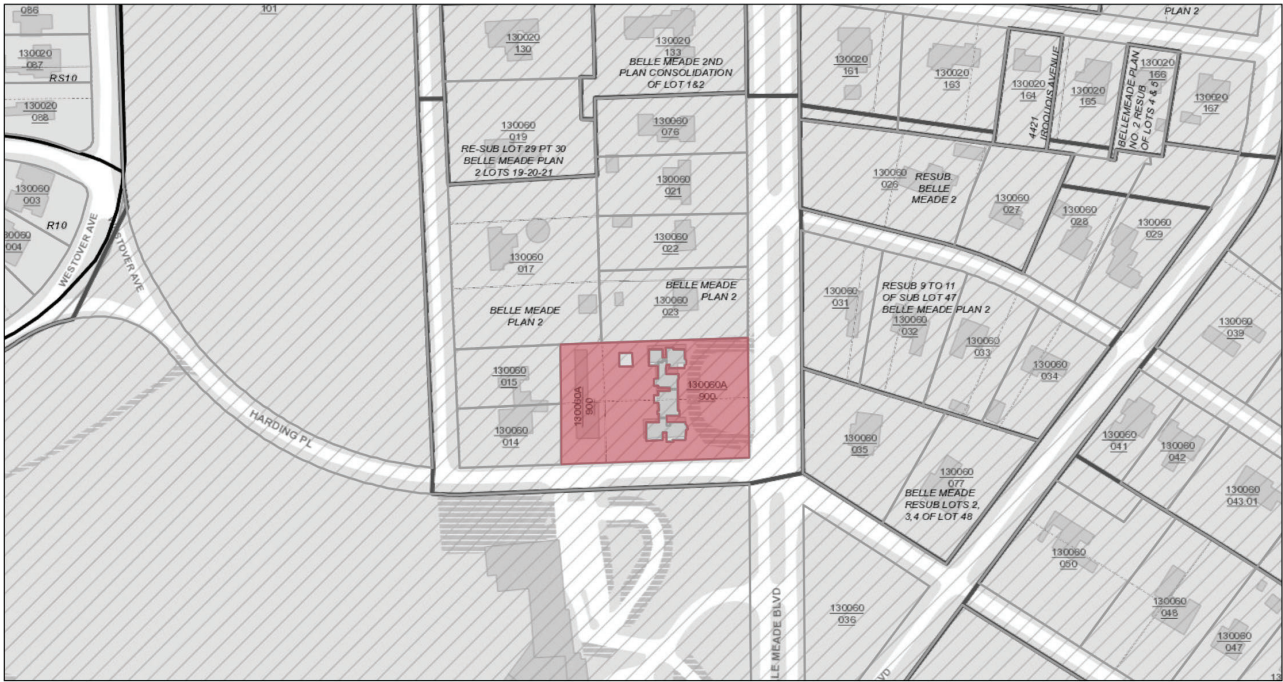
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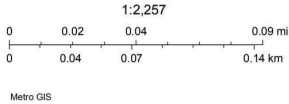
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Site photos
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THE BELLE
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Nashville / Davidson County Parcel Viewer 715 Belle Meade Boulevard Location Map

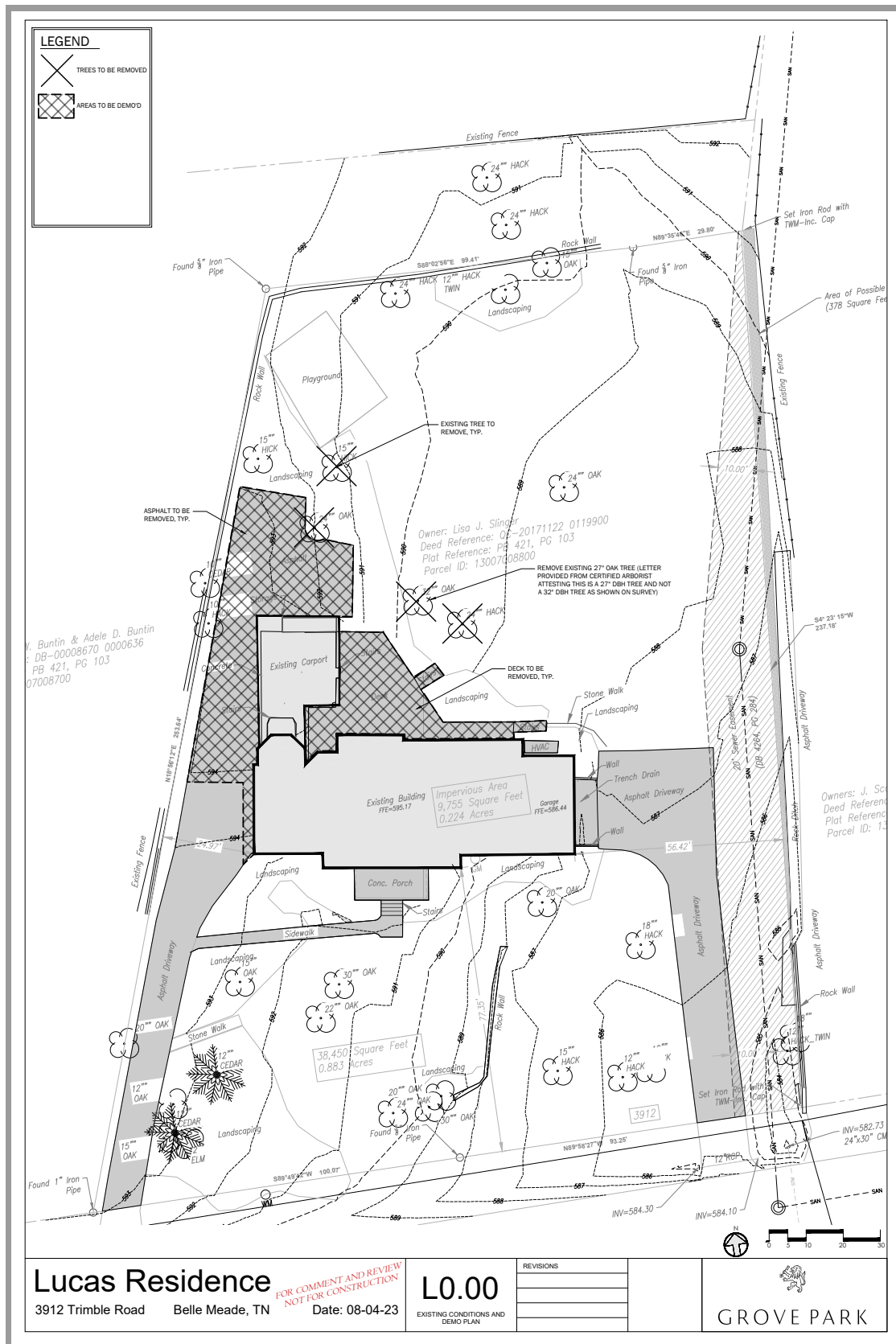


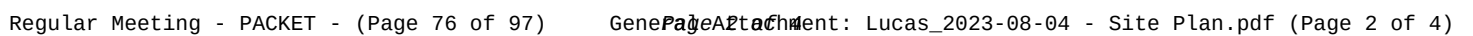
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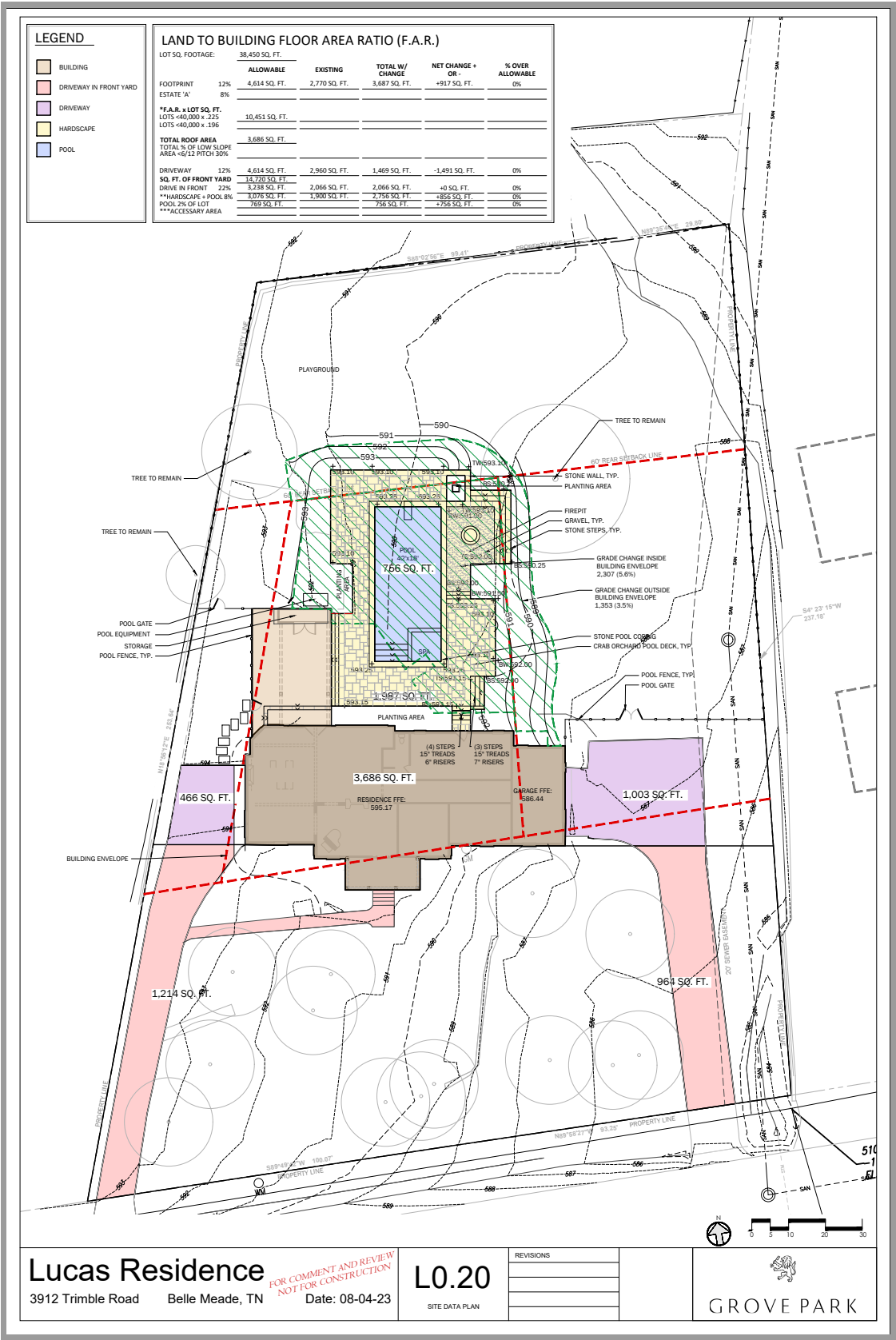


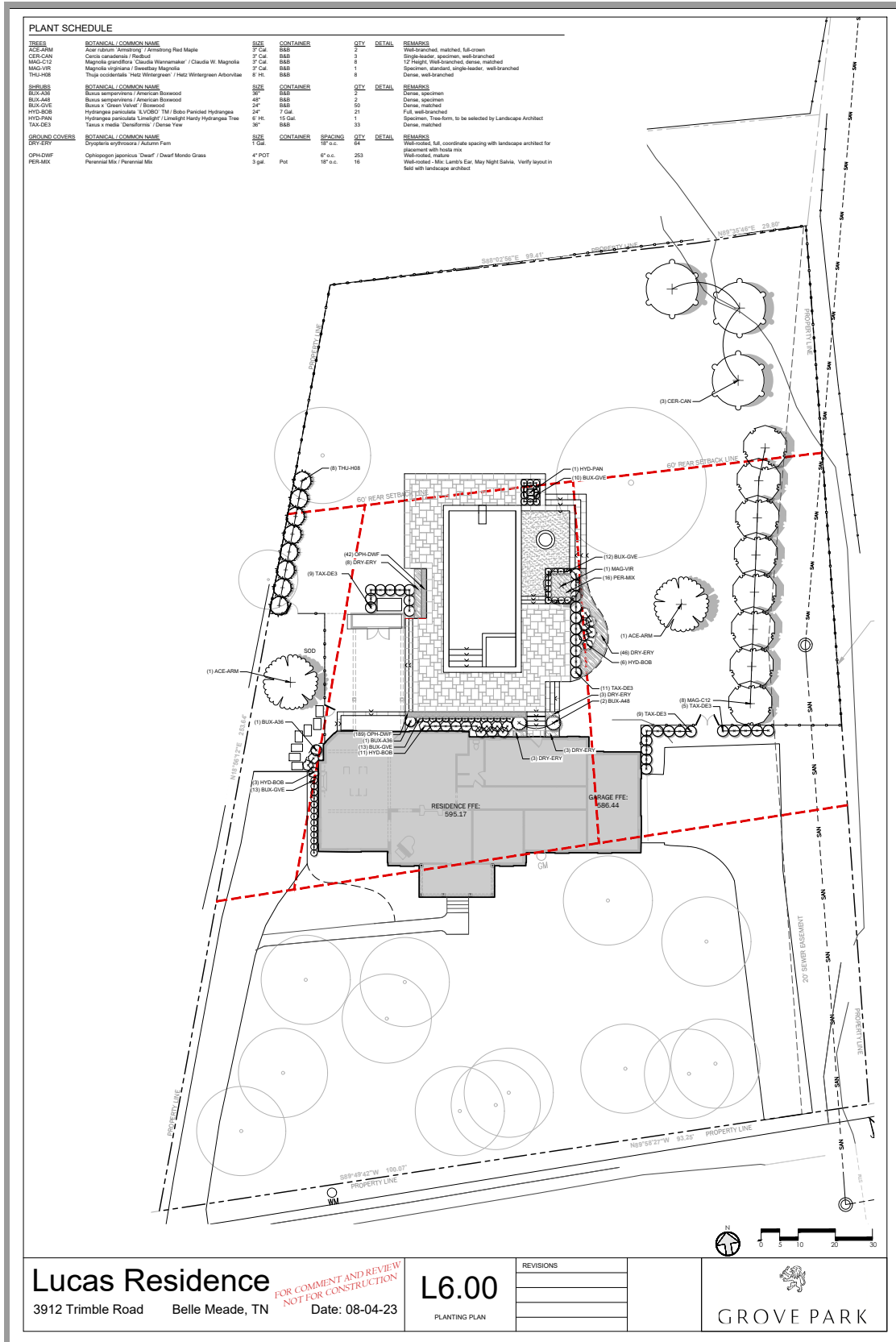
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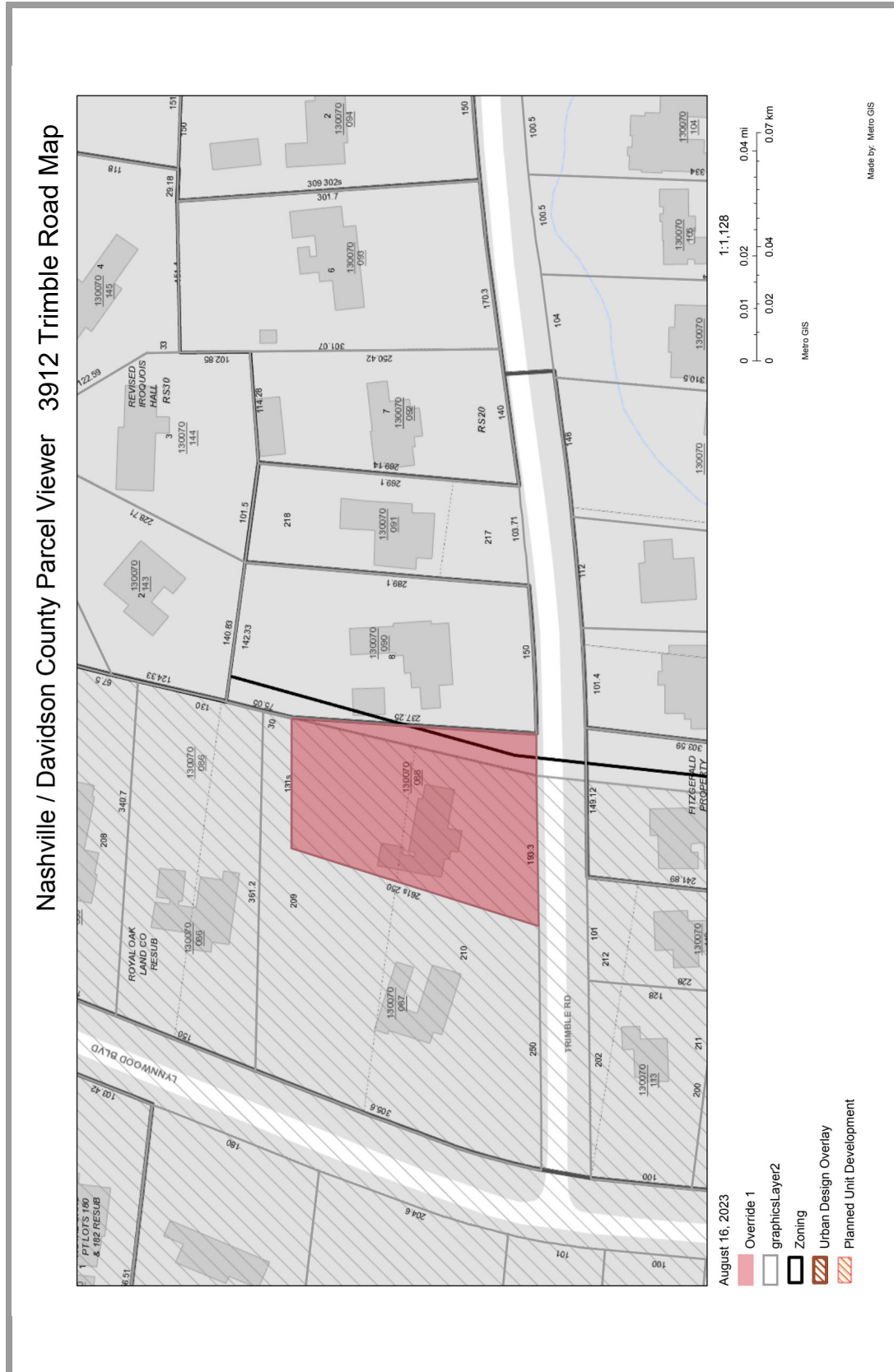




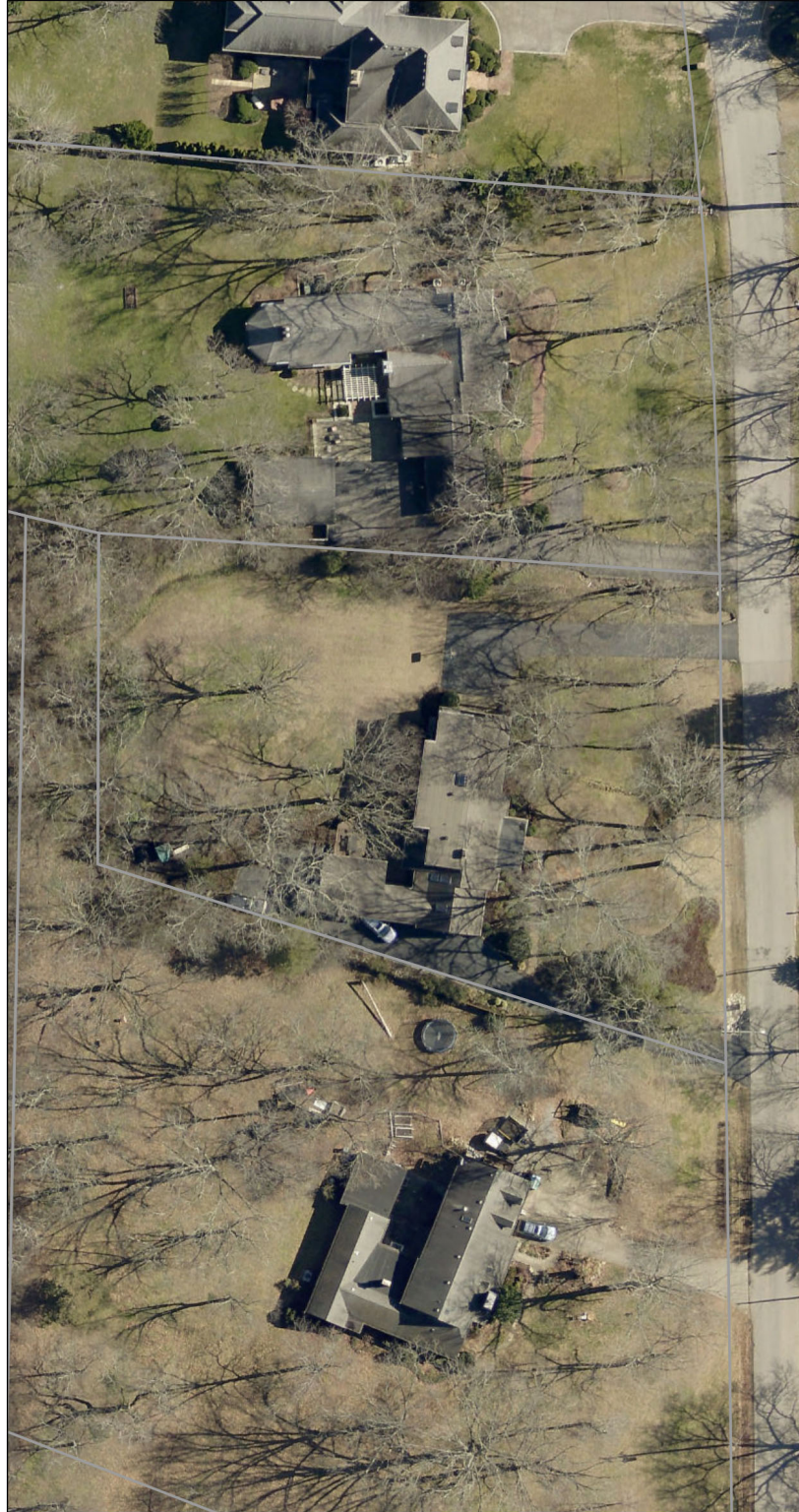








Nashville / Davidson County Parcel Viewer 3912 Trimble Road Aerial



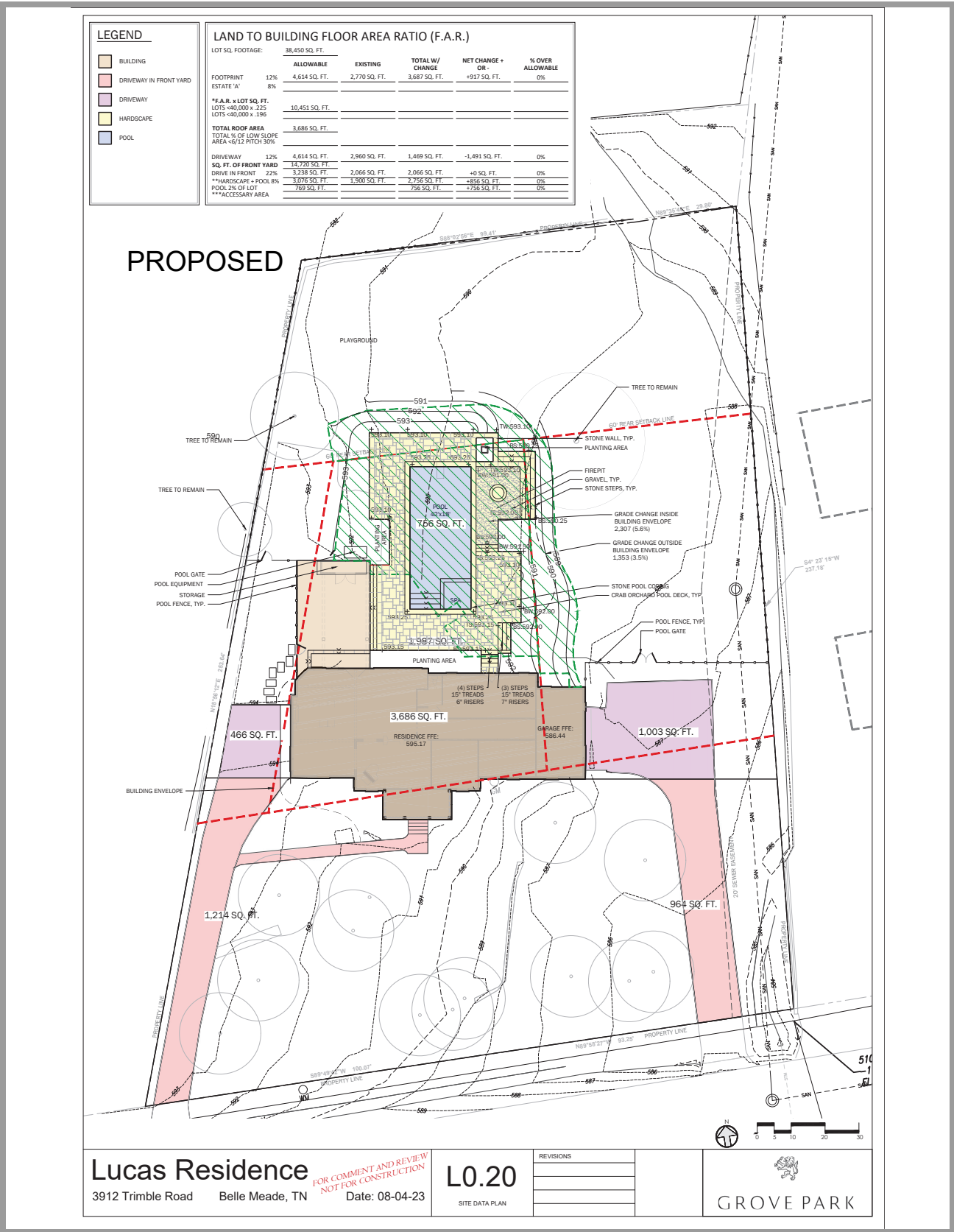
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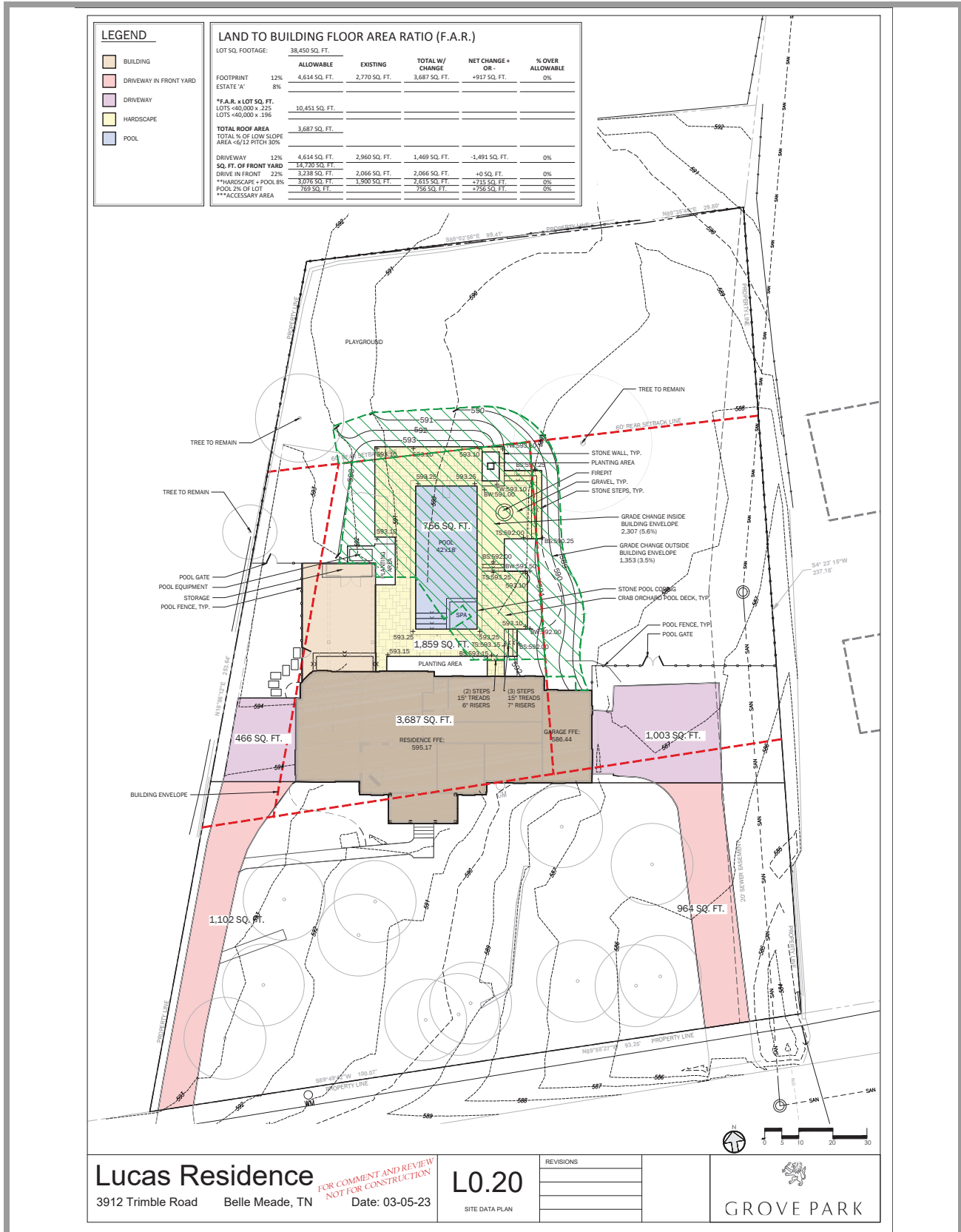
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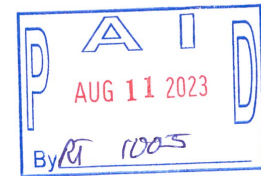
Nashville Maps: Pictometry International







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



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APPEAL # 091923-3

APPEAL FEE: 600

APPLICANT (Owner's Name) CARDWELL LUCAS PHONE # 615-584-1615

APPLICANT EMAIL ADDRESS CARDWELL@GROVEPARTNERS.COM

PROPERTY ADDRESS: 3912 TRIMBLE RD. NASHVILLE, TN 37215

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific REVISION TO A PREVIOUSLY APPROVED

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LOT SQ. FT. { <u>38,450</u> }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	<u>4,614</u>	<u>2,770</u>	<u>3,687</u>	<u>+917</u>	<u>0</u>
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	<u>10,451</u>				
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA	<u>3,687</u>				
% of Low Slope Roof AREAS <6/12 Pitch 30%					

DRIVEWAY 12%	<u>4,614</u>	<u>2,960</u>	<u>1,469</u>	<u>-1,491</u>	<u>0</u>
DRIVEWAY IN FRONT YARD 22%	<u>3,238</u>	<u>2,066</u>	<u>2,066</u>	<u>0</u>	<u>0</u>
FRONT YARD SQ. FT.	<u>14,722</u>				

HARDSCAPE 8% OF LOT					
HARDSCAPE + POOL 8%	<u>3,076</u>	<u>1,900</u>	<u>2,756</u>	<u>+856</u>	<u>0</u>
POOL 2% OF LOT TOTAL	<u>769</u>		<u>756</u>	<u>+756</u>	<u>0</u>
***ACCESSORY AREA					

*** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%

Continued on the next page

City of Belle Meade
Application for Board of Zoning Appeals
Page Two

Complete Check List

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***MANDATORY** – Clearly highlight the areas that will be discussed in a bright color on the plans. **INITIAL** J.T.G.

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

N/A

Is the request for a variance the result of a self-induced hardship by the applicant?

N/A

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

CLIENT WANTS TO ADD A POOL BUT KEEP THE HOME HISTORICALLY
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SIGNATURE:

[Signature]

(Owner/Agent)

DATE:

8.4.23

Submit all information, plans & application via email PDF to: inspector@citybellemead.org

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Staff Report

Agenda No.: IV.3.
Case No.: 091923-3
Staff: Mary Samaniego, Planning Director
Applicant: Caldwell Lucas
Request: Conditional Use approval for a Swimming Pool - Revision
Location: 3912 Trimble Road

Summary:

The applicant on behalf of the property owners is requesting a revision to a Conditional Use approval for the construction of a swimming pool on the subject property. The original Condition Use approval for this project was approved by the Board of Zoning Appeals in March 2023. Since that time, due to site constraints, the applicant is proposing to move the pool location to the north by approximately 5'. The size of the actual pool will remain the same.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.88 acres (38,450 square feet).
2. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 769 square feet.
3. The proposed area of the water in the swimming pool is 756 square feet.
4. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 3,076 square feet.
5. The proposed area of the hardscape including the pool is 2,756 square feet.
6. The proposed pool is entirely within the established building envelope (see attached Staff Analysis of Site Plan).
7. The dwelling on the property was constructed in 1939.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-202(1)(c):

1. such conditions and safeguards (specifically including, but not limited to, provisions for vegetative screening and/or lighting) as the board may require to protect the character of the community;

Upon site visit, staff noted an established vegetative buffer between the subject property and the adjoining properties. The applicant's site plan indicates landscaping (Sheet L600) including Arborvitae and Magnolia that should serve as a year-round buffer for the neighbors to the east and west.

2. a finding by the board that the same will not interfere substantially with the use and enjoyment of adjacent property by its owners and occupants; and,

It is staff's professional opinion that the criteria established within the Zoning Ordinance for the creation of building envelopes and subsequent requirement for pools to be placed within said building envelope adequately provides for substantial use and enjoyment of the adjoining property owners.

3. the approval by the board of the size, dimensions and location of the same, the following may be constructed or erected within the building envelope:

(D) Swimming pools, together with all mechanical equipment necessary to the operation of the same; provided that:

- (1) Every swimming pool shall be completely enclosed, either by the structural wall or walls of the dwelling to which it is an accessory, or by a fence or wall, not less than six feet (6') in height above the exterior adjoining grade, of the type required by the latest edition of the International Residential Code for one (1) and two (2) family dwellings which has been adopted by the City of Belle Meade.
- (2) Any opening in said enclosure shall be capable of being closed with lock and key and shall be kept so secured at all times, except when attended by the owner of the property or his authorized representative.
- (3) All pool lighting shall be located within the pool itself or no more than twenty-four inches (24") above ground level around the pool.

The property owner/applicant is required to illustrate compliance with this standard on the site plan and associated application at the time of building permitting.

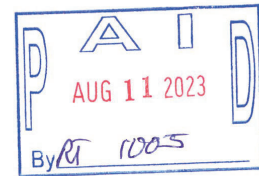
Staff recommends approval of the conditional use request based on the written findings of fact.

Attachments:

1. Application
2. Location Map
3. Staff Analysis of Site Plan



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # 091923-3

APPEAL FEE: 600

APPLICANT (Owner's Name) CARDWELL LUCAS PHONE # 615-584-1615

APPLICANT EMAIL ADDRESS CARDWELL@GROVEPARTN.COM

PROPERTY ADDRESS: 3912 TRIMBLE RD. NASHVILLE, TN 37215

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific REVISION TO A PREVIOUSLY APPROVED

POOL & POOL TERRACE.

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

*FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSIBLE OR NOT. THIS DOES NOT INCLUDE BASEMENT OR GARAGE UNDER HOUSE.

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT. { <u>38,450</u> }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	<u>4,614</u>	<u>2,770</u>	<u>3,687</u>	<u>+917</u>	<u>0</u>
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	<u>10,451</u>				
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA	<u>3,687</u>				
% of Low Slope Roof AREAS <6/12 Pitch 30%					

DRIVEWAY 12%	<u>4,614</u>	<u>2,960</u>	<u>1,469</u>	<u>-1,491</u>	<u>0</u>
DRIVEWAY IN FRONT YARD 22%	<u>3,238</u>	<u>2,066</u>	<u>2,066</u>	<u>0</u>	<u>0</u>
FRONT YARD SQ. FT.	<u>14,722</u>				

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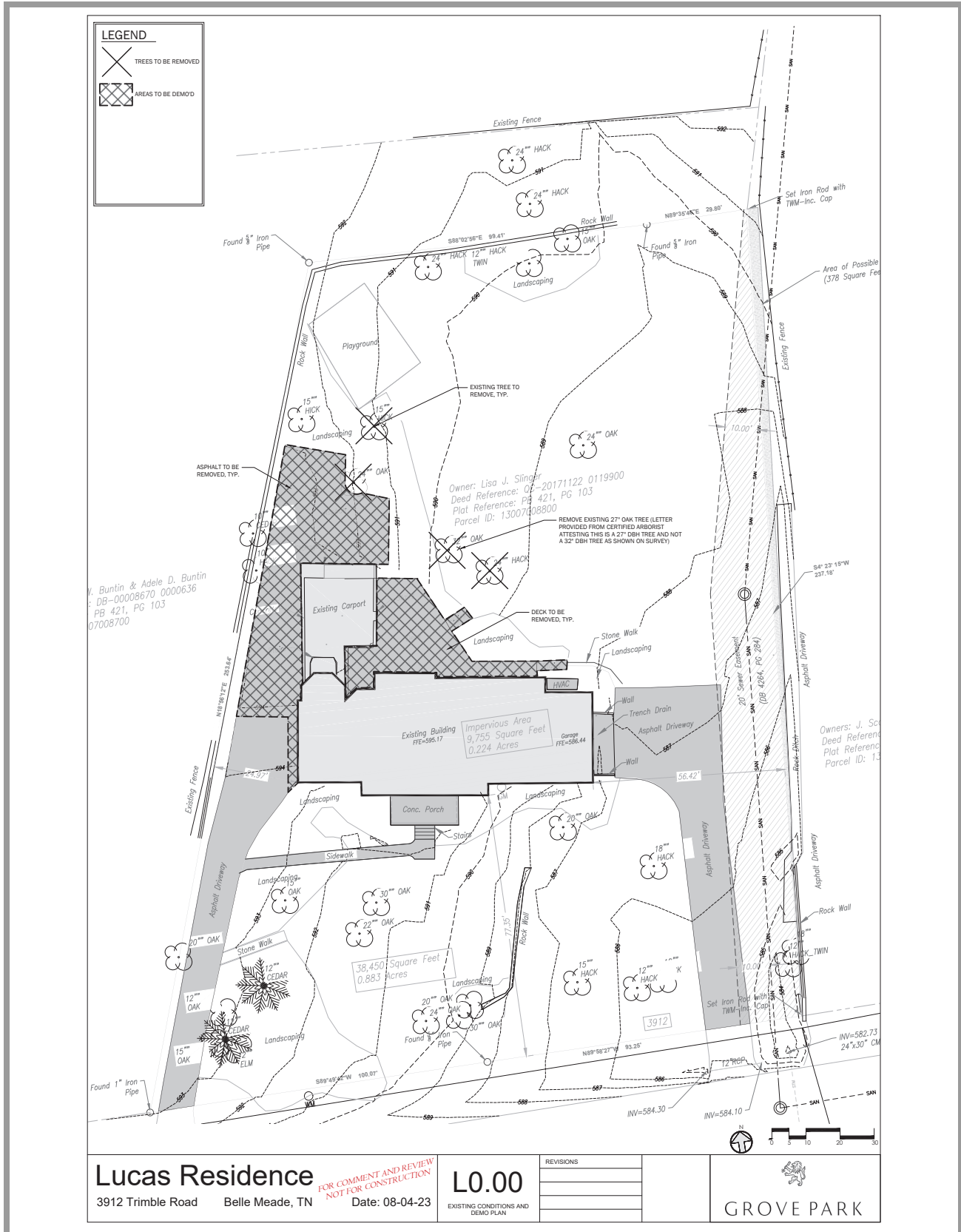
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Lucas Residence
 3912 Trimble Road Belle Meade, TN
 Date: 08-04-23

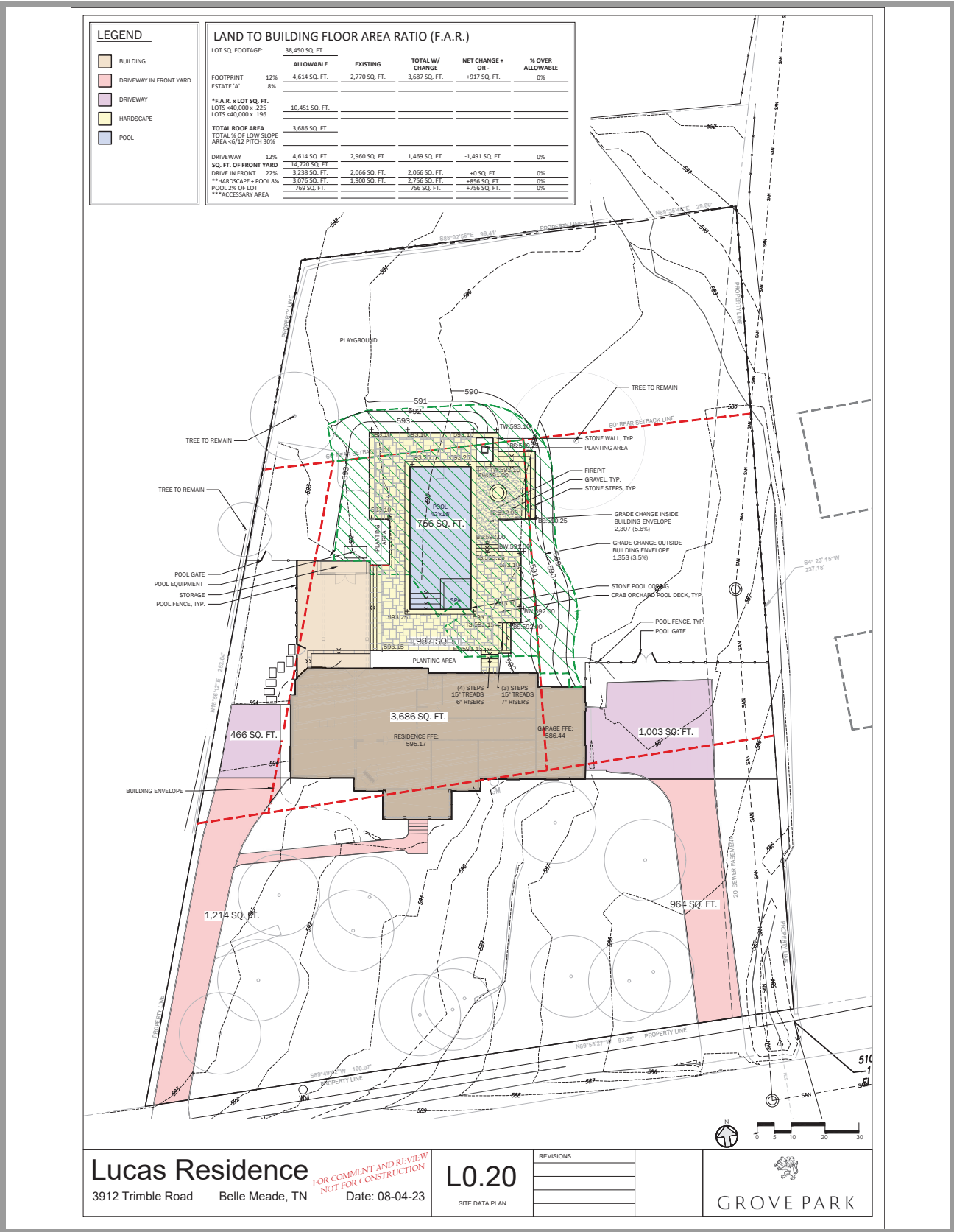
FOR COMMENT AND REVIEW
 NOT FOR CONSTRUCTION

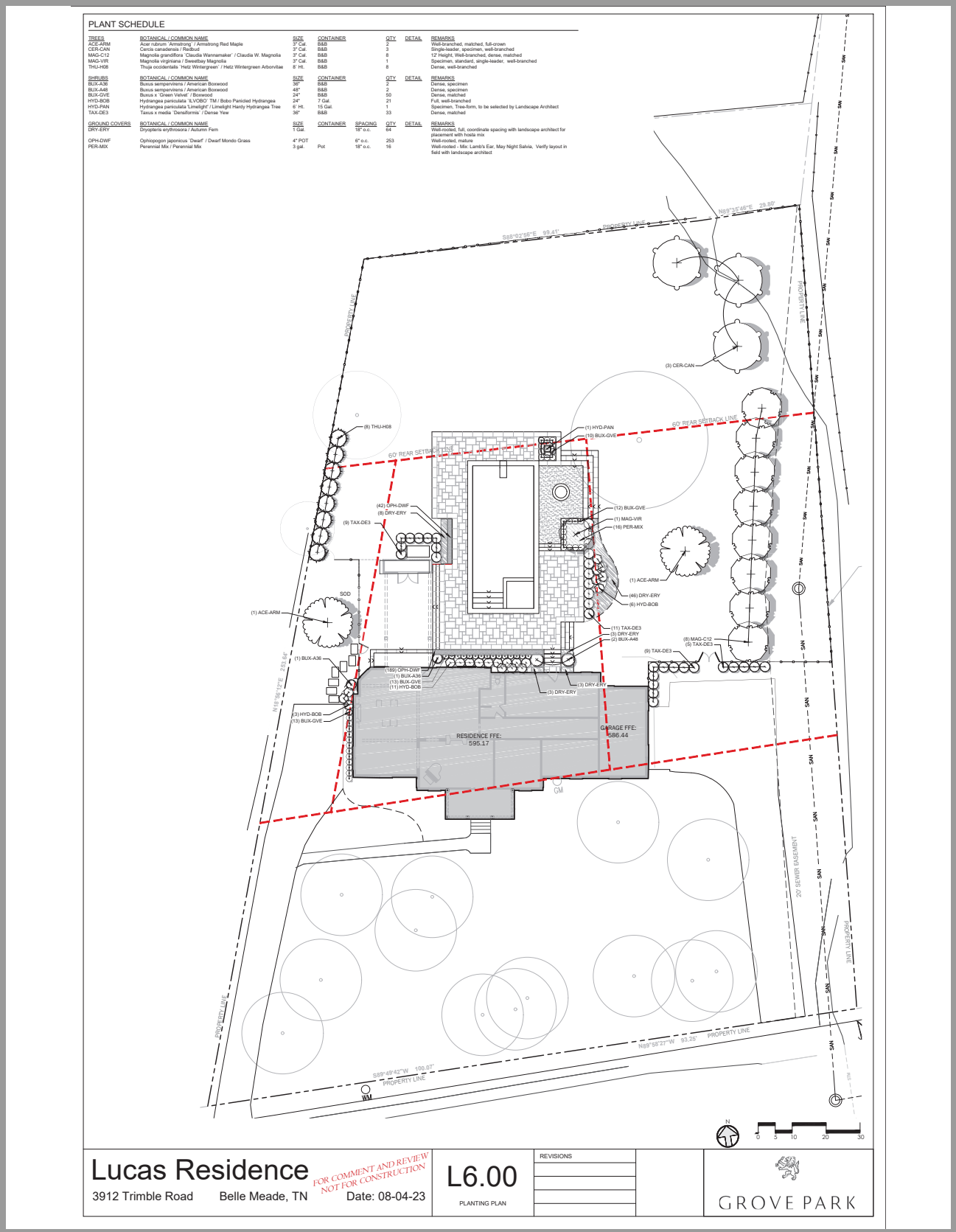
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ADJACENT CONDITIONS PLAN

REVISIONS







Nashville / Davidson County Parcel Viewer 3912 Trimble Road Map



Nashville / Davidson County Parcel Viewer 3912 Trimble Road Aerial



August 16, 2023

☐ graphicsLayer2

1:564

0 0.01 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Nashville Maps: Pictometry International

